

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
25 3 04 PM '77

MORTGAGE OF REAL ESTATE

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT GREENVILLE, S. C. THIS 25th DAY OF MARCH 1977.

WHEREAS, FURMAN MANLEY, JR., AND BESSIE MANLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWO THOUSAND ONE HUNDRED FORTY TWO AND 72/100---

-----Dollars (\$2,142.72) due and payable

In Thirty-Six (36) equal monthly installments of Fifty-Nine and 52/100 (\$59.52) Dollars, Beginning June 1, 1977 and continuing until paid in full.

with interest thereon from at the rate of 7% ADD-ON per centum per annum, to be paid: AS SET OUT ABOVE.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

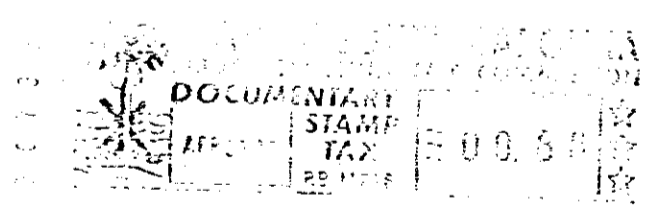
ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as the rear portion of Lot No. 55 of Parker Heights, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book P, at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 55 and 56, said iron pin being 150 feet from the joint front corner of Lots Nos. 55 and 56 on Calhoun Avenue, and running thence S. 30-45 W. 50 feet to an iron pin, joint rear corner of Lots Nos. 55 and 54; thence N. 59-15 W. 75 feet to an iron pin, a new pin; thence N. 30-45 E. 50 feet to an iron pin; thence along the joint line of Lots 55 and 56, S. 59-15 E. 75 feet to the beginning corner.

Derivation: Deed Book 1055, Page 274, - Margaret W. Pitts (Formerly Margaret W. Wilson)

9 0 5 2 7 7 2 5 0

250 M



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV-2