

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.
-23 3 17 1975

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALVIN W. MANSELL,

(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

One Thousand Four Hundred Dollars and $\frac{00}{100}$ Dollars (\$ 1,400.00) due and payable

In sixty (60) monthly payments of Twenty-nine Dollars and $\frac{07}{100}$ (\$29.07), beginning the fifteenth (15th) day of September, 1975, and continuing on the fifteenth day of each month thereafter, until paid in full.

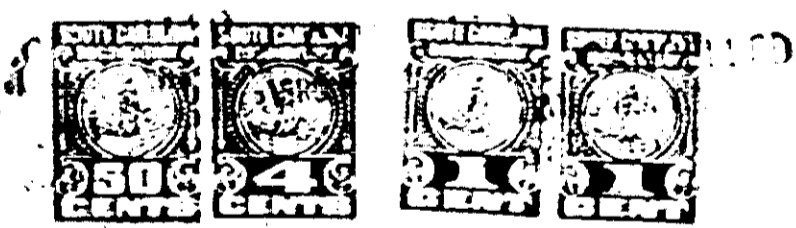
with interest thereon from date at the rate of 9% per annum, to be paid monthly

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 Mortgagee, 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 Mortgagor, its successors and assigns:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northeasterly side of Valentine Street, near the City of Greenville, South Carolina, and being described as follows:

BEGINNING at an iron pin on the northeasterly side of Valentine Street, said pin being located at the corner of the Emma Smith lot and being 85.4 feet south of Maloy Street, and running thence along Valentine Street N. 23-42 W. 42.4 feet to line of a lot now or formerly belonging to H. B. Smith; thence along Smith line 84.9 feet to an iron pin in the line of a lot now or formerly belonging to Croskeys, said iron pin being 35.3 feet from Emma Smith's lot; thence along the line of Croskey's property in a southeasterly direction 35.3 feet to a pin in the line of the Emma Smith property; thence 103 feet, more or less, to an iron pin on the northeasterly side of Valentine Street, the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

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