

MORTGAGE OF REAL ESTATE—Offices of KENDRICK, SUTTON & JOHNSON, Attorneys at Law, Greenville, S. C.

FILED 1384 991
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 16 10 10 AM '73 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Cynthia C. Manning

(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 Ten Thousand and No/100-----

----- Dollars (\$ 10,000.00) due and payable

one year from date with interest quarterly

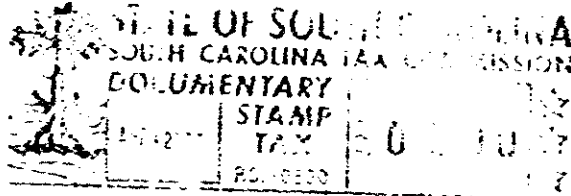
~~with interest quarterly~~ at the rate of nine (9%) per centum per annum, to be paid: on the first day of each calendar quarter hereafter on the balance of funds outstanding.

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 of ^{tract} land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 20.02 acres, more or less, on the northerly side of McCarson Road near the community of River Falls, being known and designated as Tract A as shown on plat entitled "Property of Malcolm M. Manning and Jesse C. Belcher, Jr.", prepared by Webb Surveying & Mapping Co. dated March 5, 1970 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint corner of the premises herein described and Tract B in the line of the property now or formerly of Shealy and running thence with the line of said Shealy property and property now or formerly of McDonald as follows: N. 18-22 W. 487.7 feet to an iron pin; thence N. 18-57 W. 703 feet to an iron pin and thence S. 62-41 W. 444.3 feet to an iron pin in the line of other property of Manning; thence with the line of other property of Manning S. 63-48 W. 213 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Thomson; thence with the line of said Thomson property S. 59-10 W. 230 feet to an iron pin at the joint corner of the premises herein described and an unnumbered tract shown on said plat; thence with the line of said unnumbered tract as follows: S. 19-57 E. 700 feet to a point and thence S. 74-00 E. 460 feet to a point at the joint corner of the premises herein described, said unnumbered tract and Tract B; thence with the line of Tract B N. 81-25 E. 490 feet to 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 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.

0991

4328 RV-2