

1421-969

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's Address:
PO Box 1329
Greenville, SC 29602

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **GORDON E. MANN**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **SOUTHERN BANK & 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 **TWENTY-FIVE THOUSAND AND NO/100----- DOLLARS (\$25,000.00)**, with interest thereon from date at the rate of **nine** per centum per annum, said principal and interest to be repaid: **one year from date with interest computed at the rate of nine (9) per cent per annum payable quarterly,**

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, situate on the eastern side of Highway No. 25 By-Pass and on the southwestern side of Old Buncombe Road being shown as a tract containing 0.81 ac. on a plat of the PROPERTY OF ELIZABETH BROWN ESTATE dated January 24, 1977, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 6-E at page 75 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Highway No. 25 By-Pass at the corner of property now or formerly belonging to Greenville Water Works and running thence with said highway N 23-20 E 102.3 feet to an iron pin; thence still with said highway N 19-9 E 102.6 feet to an iron pin; thence still with said highway N 15-33 E 126.1 feet to an iron pin at the intersection of the southern corner of Highway No. 25 By-Pass and Old Buncombe Road; thence with Old Buncombe Road S 47-40 E 244.1 feet to a concrete monument; thence S 63-00 W 325 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deeds of Brett Boggs, et al recorded on September 8, 1977 in Deed Book 1054 at pages 393 through 404 and 406 through 413 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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