

OCT 11 2 31 PM 1963

BOOK 937 PAGE 211

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, WALTER E. POWELL,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. W. MANLEY, his heirs and assigns forever:

(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 FIVE HUNDRED and NO/100-----
----- Dollars (\$2,500.00---) due and payable

at the rate of \$60.00 per month,

with interest thereon from date at the rate of _____ per centum per annum to be paid:

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, being known and designated as Lot No. 49 on plat of property of William R. Timmons, Jr., as shown by plat recorded in the R. M. C. Office for Greenville County in Plat Book XX at Page 9 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Penarth Street (Noble Street) at the joint front corner of Lots Nos. 48 and 49, and running thence with the line of Lot No. 48 and the rear line of Lot 47, N. 58-53 E. 237.6 feet to an iron pin; thence S. 21-37 E. 106.7 feet to an iron pin; thence S. 60-04 W. 220.2 feet to an iron pin on the northeastern side of Penarth Street (Noble Street) in line of turn-around; thence with said turn-around, the chord of which is N. 1-20 W. 50.55 feet to an iron pin; thence continuing with the chord of said turn-around N. 81-07 W. 50 feet to an iron pin on the northeastern side of Penarth Street (Noble Street); thence with the northeastern side of Penarth Street (Noble Street) N. 31-07 W. 13 feet to the beginning corner.

This mortgage is second and junior in lien to mortgage given by R. W. Manley to Fidelity Federal Savings and Loan Assn., in the original amount of \$15,000.00 recorded in R. E. M. Volume 926 at Page 273.

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 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.

Paid and Satisfied in full December 13, 1963

Signed: R. W. Manley

Witness:

Hera Littleton

SATISFIED AND CANCELLED OF RECORD

17th DAY OF *December* 1963

Ollie Farnsworth

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT *4:47* O'CLOCK *P.M.* NO. *17466*