

GREENVILLE, CO. S. C.
APR 27 4 18 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1188 PAGE 185

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MANLY STREET PROPERTIES, A
PARTNERSHIP

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty Thousand and No/100

DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of eight

per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
July 1, 1985.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Eastern side of Manly Street in Ward 2 of the City of Greenville, State of South Carolina, as shown on a Plat by C. M. Furman, Jr., Engineer, dated September 17, 1928, and having according to said plat the following description, to wit:

BEGINNING at an iron pin at the Northeastern intersection of Manly Street and a 15-foot alley, said point being 219 feet North of Pettigru Street; thence along the Northern side of said alley, N. 65-00 E., 156 feet to an iron pin; thence N. 15-01 W., 67 feet to an iron pin; thence S. 68-50 W., 155 feet to an iron pin on the Eastern side of Manly Street; thence along the Eastern side of Manly Street, S. 15-01 E., 74 1/2 feet to an iron pin, the beginning corner.

The above described property is shown as the Southern one-half or portion of Lot 6, Block 6, on a Plat of the Property of Boyce's Addition made by W. T. Slaughter, recorded in the RMC Office for Greenville County, S. C., in Deed Book ZZ, page 934, reference to which is hereby craved.

Manley Street Properties is a partnership created under the Uniform Partnership Act of South Carolina and title to the above described property is held by said partnership under and pursuant to Sec. 52-13 of the Code of Laws of South Carolina of 1962, as amended.