

MORTGAGE OF REAL ESTATE - Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

BOOK 140? PAGE 54

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 23 4 02 PM '77  
DOUGLASS S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, H. D. AUSTON and BESSIE AUSTON  
(hereinafter referred to as Mortgagor) is well and truly indebted unto CAMILLE McDANIEL MANNING

(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 Three Thousand and no/100 ----- Dollars (\$ 3,000.00 ) due and payable

in equal monthly installments of \$60.83 each on the 22nd day of each and every month, commencing July 22, 1977 with the final payment due and owing June 22, 1982; payments applied first to interest, balance to principal.

with interest thereon from date at the rate of Eight(8%)per centum 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:

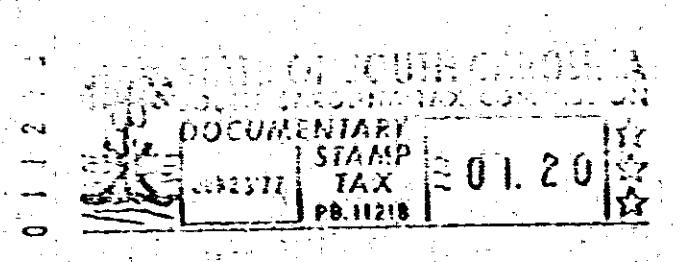
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Greenville Township, a short distance West of the City of Greenville, being shown on the County Block Book as Lot 5, Block 6, Sheet 112 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Batson Alley on line of property now or formerly of Earl Jackson; thence with line of Jackson property, S. 76-26 E. 83.7 feet to an iron pin; thence S. 15-30 W. 45 feet to an iron pin; thence N. 76-26 W. 82.5 feet to an iron pin on the east side of Batson Alley (now called Bayou Street); thence with line of said street N. 14-50 E. 44.7 feet to the point of beginning.

Being the identical property conveyed by Textile Real Estate Company to Camille McDaniel Manning by deed of November 27, 1951, which deed was on that date recorded in the RMC Office for Greenville County, S. C. in Deed Book 446 at Page 311.

This mortgage is given to secure a portion of the purchase price of the property above described.



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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