

340 N. Main St
Greenville, S.C. 29601
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
P 13 4 07 PM
LORNE S. T. HENNING
S.C.

1444 744

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID B. MANN

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST-CITIZENS BANK AND TRUST COMPANY OF SOUTH CAROLINA,

(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 -----

FIFTEEN THOUSAND AND NO/100THS-----Dollars (\$ 15, 000. 00--) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of NINE(9%) per centum per annum, to be paid: 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, in Grove Township, being three miles from Conestee Mills, containing 15 acres, more or less, and being a portion of that property containing 18.41 acres, as shown on a plat prepared by W. J. Riddle dated February 4, 1918, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Reedy River, the center line of said river being the property line, and running thence S. 47-13 E. 162 feet, more or less, to a stone; thence N. 41-00 E. 276.42 feet; thence N. 34-00 E. 442.42 feet to a stake; thence N. 73-15 E. 247.5 feet to a point; thence N. 9-30 E. 495 feet to a stake; thence N. 2-30 W. 183.48 feet to a point; thence N. 4-30 W. 676.5 feet; thence N. 4-30 E. 471.24 feet to a point; thence N. 36-00 W. 180.84 feet to a stone on Maple Creek; thence with the meanders of the creek in a southwesterly direction to its confluence with the Reedy River; thence with the Reedy River in a southerly direction to the beginning point.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of First-Citizens Bank and Trust Company this date, and thereafter filed in the RMC Office for Greenville County on September 19, 1978, in Deed Book 1088 at Page 114.

THIS being a duplicate mortgage of a mortgage recorded on the same date on property in Pickens County, South Carolina.

GCTO -----2 SEP 19 78 617

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
SEP 19 1978
PP. 11218
06.00

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.

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