

1472-203

MORTGAGE OF REAL ESTATE OF **James of Love, Thomson, Arnold & Thomson, Attorneys at Law, Greenville, S. C.**

FILED  
GREENVILLE  
JUL 3 10 05 AM '79  
DONNIE J. TANKERSLEY

Mortgagee's Address:  
PO BX 1329  
GVL 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 **SIXTY THOUSAND AND NO/100--**

----- **DOLLARS (\$60,000.00 )**,  
with interest thereon from date at the rate of **twelve** per centum per annum, said principal and interest to be repaid: **payable \$1,059.02 per month including principal and interest computed at the rate of 12 per cent per annum on the unpaid balance, the first payment being due August 1, 1979 and a like payment being due on the first day of each month thereafter for a total of 84 months.**

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
2 1 0

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, at the northwestern corner of Floyd Street and Charleston Street, known and designated as Lot 6 as shown on a plat entitled "Property of J. P. Stevens & Co., Inc.," made by Piedmont Engineers and Architects November 9, 1965, and recorded in the RMC Office for Greenville County in Plat Book LLL at page 65 and having according to said plat the following metes & bounds:

BEGINNING at an iron pin at the northwestern corner of Floyd Street & Charleston St. and running thence with the northeastern side of Floyd St. N 65-03 W 64.65 ft. to an iron pin; thence continuing with the northeastern side of Floyd St. N 62-35 W 32.35 ft. to an iron pin at the joint front corner of Lots 5 and 6; thence with the common line of said two lots N 27-25 E 110 ft. to an iron pin in the southerly line of Lot 7; thence with the line of Lot 7 S 62-35 E 110.6 ft. to an iron pin on the westerly side of Charleston St.; thence with the westerly side of Charleston St. S 34-40 W 108.1 ft. to an iron pin, the point of beginning.

--- This is the same property conveyed to the mortgagor by deed of Frank Pearce recorded on March 16, 1978 in Deed Book 1075 at page 379 in RMC, Gvl Co.

ALSO --- ALL that lot of land situate on the eastern side of Highway No. 25 By-Pass and on the southwestern side of Old Buncombe Rd., being shown as a tract containing 0.81 ac. on a plat of the Property of Elizabeth Brown Estate dated Jan. 24, 1977, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 6-E at page 75 in RMC, Gvl Co., and having following metes & bounds:

BEGINNING at an iron pin on the eastern side of Hwy. 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 ft. to an iron pin; thence still with said highway N 19-9 E 102.6 ft. to an iron pin; thence still with said highway N 15-38 E 126.1 ft. to an iron pin at the intersection of the southern corner of Highway No. 25 By-Pass and Old Buncombe Rd.; thence with Old Buncombe Rd., S 47-40 E 244.1 ft. to a concrete monument; thence S 63-00 W 325 ft. to the point of beginning. (See Derivation at end of page 2)

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.

GCTO

ALSO

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