

Mortgagee's Address

1611 Highway 58, Jaytons, S.C. 29687

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PH '82

MORTGAGE OF REAL ESTATE

BOOK 1572 PAGE 229

RSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Overbrook Properties, a Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Terry H. Mann

(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 Eighteen Thousand and no/100-----
----- Dollars \$ 18,000.00 due and payable

as per the terms of that promissory note dated

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

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina on the south side of Paine Street, being known and designated as Lot Nos. 13 and 14 on a plat of property of "Hampton Annex" prepared by C.M. Furman, Engr., recorded in Plat Book F, Page 59, RMC Office for Greenville County, and being more particularly described as follows:

BEGINNING at a stake on the south side of Paine Street at corner of Lot No. 12 and running thence with line of that lot S. 57-30 W. 150 feet to a 10-foot alley; thence with said alley N. 57-30 W. 100 feet to a stake, corner of Lot No. 15; thence with the line of that lot N. 32-30 E. 150 feet to a stake on the south side of Paine Street; thence with said Street S. 57-30 E. 100 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of the mortgagee herein and recorded herewith.

RECORDED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEED & MORTGAGE
1982
1572

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.

4328 RV-2