

GREENVILLE CO S.C.
MORTGAGE OF REAL ESTATE
Jul 29 12 28 PM '83

BOOK 1818 PAGE 332

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DONNIE S. TANNERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GLENN MANOUS AND ELLEN MANOUS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WM. GOLDSMITH CO.

(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, Five Hundred, Ninety-Five and 46/100----- Dollars (\$ 3,595.46-----) due and payable

on terms as set forth in said note.

with interest thereon from date at the rate of 13 1/2% per centum per annum, to be paid: as stated above.

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:

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP TAX \$ 01.44

ALL that piece, parcel or lot of land, containing 2.98 acres, more or less, situate, lying and being at the Northeastern corner of the intersection of S.C. Highway 92 and Pews Bridge Road, O'Neal Township, State and County aforesaid, being known and designated as Lot No. 2 as shown on a plat of Arrie C. Keller, dated May 15, 1963, recorded in the R.M.C. Office for Greenville County in Plat Book FFF at Page 61. Said plat is specifically referred to for a more complete property description.

DERIVATION: See Deed of Arrie C. Keller dated 5 March 64 and recorded in Deed Book 743, Page 461.

Mortgagee's Address: 451 Haywood Road, Greenville, S.C.

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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 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.

4-20-83

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