

FILED
MORTGAGE OF REAL ESTATE GREENVILLE EDWARDS AND WOOD - ATTORNEYS AT LAW
STATE OF SOUTH CAROLINA GREER SOUTH CAROLINA
COUNTY OF GREENVILLE JUN 20 3 52 PM '75 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bessie Irene Manley & Furman Manley, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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

One Thousand Three Hundred Ninety-Nine & no/100 Dollars (\$1,399.00) due and payable at rate of \$58.33 per month for 24 months beginning July 1, 1975.

maturity
with interest thereon from 25% at the rate of 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, and being known and designated as Lot Number 56 on a plat of Parker Heights, recorded in the R.M.C. Office for Greenville County in Plat Book "P", Page 43, land having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Calhoun Avenue, joint corner of Lots Numbers 55 and 56 and running thence with line of Lot Number 55, S. 59-15 E. 150 feet; thence, N. 30-45 E. 50 feet to an iron pin, joint rear corner of Lots Numbers 56 and 57; thence with line of Lot Number 57, N. 49-15 W. 150 feet to an iron pin on the east side of Calhoun Avenue; thence, with Calhoun Avenue, S. 30-45 W. 50 feet to an iron pin, the beginning corner.

DERIVATION: See Deed Book 803 at Page 14 in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property.



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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