119 Manly Street v(1472 + 413

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

INTERSLEY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Regina L. Gilstrap

(hereinafter referred to as Mortgagor) is well and truly indebted unto John M. Dillard

thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated

Four Thousand Four Hundred Seventy-eight and 08/100 Dollars (\$ 4,478.08) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

WHEREAS, the Mortgagor may bereafter 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:

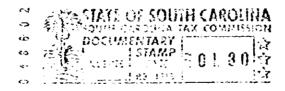
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents dies grant, birgain, sell and release unto the Mortgagee, its successors and assigns:

ALL THOSE pieces, parcels or lots of land together with two residences, situate, lying and being at the southeastern corner of the intersection of Asbury Avenue with Roman Lane in the City of Greenville, Greenville County, South Carolina, being the greater portion of lots nos. 10 and 11 as shown on a plat of the property of W. N. Leslie, Inc. recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book NNN at Page 107, and having according to recent plats thereof made by Freeland and Associates dated August 10, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Asbury Avenue with Roman Lane and running thence with the southern side of Asbury Avenue, S. 50 E. 100.5 feet to an iron pin; thence along the line of property now owned by the South Carolina State Highway Department S. 23-30 W. 110.9 feet to a point; thence S. 40 W. 60.2 feet to an iron pin; thence N. 50 W. 132 feet to an iron pin on Roman Lane; thence along the eastern side of Roman Lane, N. 40 E. 166.5 feet to the point of beginning.

The above property is the same property conveyed to Regina L. Gilstrap by deed of John M. Dillard of even date to be recorded herewith.

The within mortgage is a second mortgage junior in lien to a first mortgage given to Carolina Federal Savings and Loan Association of even date in the original amount of \$7,721.92.



Together with all and singular rights, members, herditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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