

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 978 PAGE 425

TO ALL WHOM THESE PRESENTS MAY CONCERN

GREENVILLE CO. S. C.  
NOV 17 3 12 PM 1964  
OLLIE MANLEY  
R.M.C.

WHEREAS, I. Lloyd R. Ballew,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. W. & Eva Mae Manley

(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

Four Thousand Eight Hundred Ninety-One and .92/100 Dollars (\$ 4,891.92 ) due and payable at the rate of (\$12.50) Twelve and .50/100 dollars per month until mortgage to Fidelity Federal Savings And Loan Association is paid in full; at which time I will increase my payments to R. W. & Eva Mae Manley to (\$50.00) Fifty and No/100 dollars per month

with interest thereon from date at the rate of 6% per centum per annum, to be paid: annually

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, Township of Greenville, and being known and designated as Lot No 4 of a subdivision known as Woodbriar, a plat of which is of record in the R. M. C. Office For Greenville County at Page 6 of Plat Book "EE", and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Marion Road at the joint front corner of Lots Nos. 3 and 4 and running thence N. 58-58 W., 161.8 feet to a point at the joint rear corner of Lots Nos. 3 and 4; thence S. 17-22 W., 70.8 feet to a point at the joint rear corner of Lots Nos. 4 and 5; thence S. 58-58 E., 150 feet to a point on the Northwestern side of Marion Road N. 31-52 E., 70 feet to the point of BEGINNING.

Being the same property conveyed to F. D. Roosevelt Carlton and Doris Mae Carlton by deed recorded in Deed Book 576 at Page 537.

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.

# 27392

June 12, 1970

at 4:20 P. M.

Witness:

Phelma D. Pickens

Lien Released By Sale Under  
Foreclosure of \_\_\_\_\_  
A.D., 1970. See Judgment Roll  
No. \_\_\_\_\_

\_\_\_\_\_  
MASTER