

HORTON, DRAWDY, DILLARD, MARCHBANKS, CURRIE & BROWN, P.A., 207 PATTISON STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
MAR 3 2 37 PM '71
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **MANLEY FURMAN HAYWOOD**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (Greenville, S. C. Branch)**

(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 **Thirteen Thousand Five Hundred and No/100**-----

Dollars (\$ **13,500.00**) due and payable

five years from date, payable in monthly installments of \$225.00 each, commencing on April , 1971, and continuing thereafter on the same day of each month until paid in full, each monthly payment to be applied first to interest with balance to principal,

with interest thereon from date at the rate of **7** 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 those certain pieces, parcels or lots of land with buildings and improvements thereon, in the City of Greenville, Greenville County, South Carolina, having the following separate descriptions:

PARCEL 1. ALL that piece, parcel or lot of land in Greenville Township, Greenville County, S. C., in the City of Greenville, in the 4th Ward, on the North side of East McBee Avenue and having the following metes and bounds: BEGINNING at a point on McBee Avenue, 20 feet from A.E.Boyd's corner on said Avenue, and running thence N.16 1/4 E.,125 feet to a stake; thence N.73 3/4 W.,25 feet to stake; thence S. 16 1/4 W.,125 feet to East McBee Avenue; thence along said Avenue, S. 73 3/4 E., 25 feet to the beginning corner.

PARCEL 2. ALL that lot of land situate on the Northern side of East McBee Avenue with storehouse thereon in Greenville, S.C., being more fully described as follows: BEGINNING on said Avenue at Boyd's corner and runs thence N.16 1/4 E.,125 feet; thence N.73 3/4 E.,20 feet; thence S.16 1/4 W.,125 feet to McBee Avenue; thence S. 73 3/4 E., 20 feet along said Avenue to the beginning corner.

PARCEL 3. ALL that piece, parcel or lot of land situate in Greenville, S. C., in Fourth Ward, BEGINNING on the North side of McBee Avenue and West corner of Mordecai Street and running thence N. 16 1/4 E., with said Mordecai Street, 125 feet to corner of lot belonging formerly to B.F.Witherspoon; thence N. 73 3/4 W., with line of said lot, 55 feet to stake; thence S.16 1/4 W., parallel with said Mordecai Street, 125 feet to said McBee Avenue; thence S.73 3/4 E., with said Avenue, 55 feet to the beginning corner on said Mordecai Street.

PARCEL 4. ALL that piece, parcel or lot of land in Greenville, S.C., in Ward 4, on Mordecai Street, and having the following metes and bounds: Commencing at corner of Lot formerly owned by Simmons on Finlay's line and running with Finlay's line, S.70 E., 120 feet to Mordecai Street; thence S.47 1/2 Feet with said Street to Thurston's corner; thence with Thurston's line, W. 119 feet to Simmon's line; thence with Simmon's line, N. 49 1/2 feet to beginning corner.

The above parcels are shown as Parcel 1, Parcel 2, Parcel 3, and Parcel 8 in deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 908, page 345.

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.