

FILED  
GREENVILLE CO. S. C. BOOK 1232 PAGE 407  
STATE OF SOUTH CAROLINA MAY 8 4 19 PM '72  
COUNTY OF Greenville MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, We, Carl and Beatrice L. Maney  
(hereinafter referred to as Mortgagor) is well and truly indebted unto  
Southern Bank and Trust Company, Piedmont, S. C.  
(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  
Two thousand six hundred forty - seven and 68/100----- Dollars (\$ 2,647.68 - ) due and payable  
in forty - eight ( 48 ) monthly installments of \$55.16 each, the first of these due and  
payable on June 22, 1972 with a like amount due and payable on the corresponding day  
of each and every calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in advance  
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 as-  
signs:

"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

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Dalton  
Road in the County of Greenville, State of South Carolina, containing 3.31 acres more or  
less and being more particularly described as follows :

BEGINNING at a point in the center line of Dalton Road and thence running N. 40-02 E.  
735.83 feet to a point ; thence running S. 83-21 W. , 443.54 feet to a point ; thence  
S. 17-28 E. 78 feet to a point ; thence S. 25-05 W. 529.45 feet to a point on the northern  
side of said Dalton Road ; thence S. 25-05 W. 20.06 feet to the center line of said Dalton  
Road ; thence along the center line of said Dalton Road S. 80 - 37 E. 118.41 feet to the  
place and point of beginning.

This property is shown and designated as Tract 4 on plat made by J. R. McClure for  
John B. Gwynn.

The above property is the same conveyed to Carl and Beatrice L. Maney by deed of  
Ronald Lee Hunt, said deed recorded simultaneously with this mortgage in the RMC  
Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.