

SEP 14 2 53 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JANET M. PARHAM

(hereinafter referred to as Mortgagor) is well and truly indebted unto CYNTHIA C. MANNING

(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 TWENTY-THREE THOUSAND, EIGHT HUNDRED AND NO/100 --

----- Dollars (\$ 23,800.00) due and payable

in 180 equal monthly installments of \$213.94

with interest thereon from date at the rate of seven per centum per annum, to be paid: included in the payments indicated above, which are to be applied first to principal and then to interest.

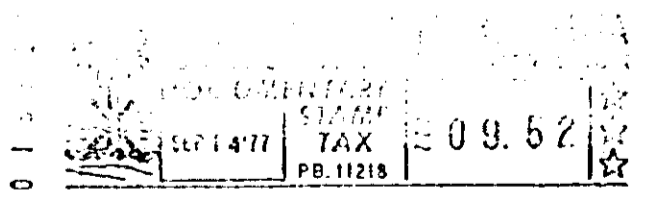
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 15.9 acres, more or less, and having, according to a plat thereof made by Webb Surveying & Mapping Co., dated July 1977, the following metes and bounds, to wit:

BEGINNING at an iron pin on line now or formerly of Fox, and running thence with the Fox line, S. 30-55 E. 100 feet to an old iron pin; thence still with the Fox line, S. 67-24 E. 463 feet to an old iron pin; thence still with the Fox line, S. 24-26 E. 393.9 feet to an old iron pin; thence still with the Fox line, S. 25-08 E. 87.4 feet to an iron pin; Thence S. 26-37 E. 183.2 feet to an old iron pin; thence S. 27-02 E. 136.6 feet to an iron pin; thence along line of other property of Cynthia C. Manning, S. 56-26 W. 308 feet to an iron pin in an old road bed; thence still with the Manning line, N. 71-03 W. 790.6 feet to an iron pin on line of property now or formerly of Tankersley; thence with the Tankersley line, N. 35-20 E. 150 feet to an old stone corner; thence along the line of other property of Cynthia C. Manning, N. 41-47 E. 22.9 feet to an iron pin; thence N. 24-08 W. 83.3 feet to an iron pin; thence N. 6-43 W. 145.3 feet to an iron pin; thence N. 33-02 W. 103.4 feet to an iron pin; thence N. 13-36 E. 197.5 feet to an iron pin; thence N. 28-10 E. 297.3 feet to an iron pin, the point of beginning.

THIS is a portion of the 57.62 acre tract conveyed by James C. Thomson and Virginia F. Thomson to Malcolm M. Manning and Cynthia C. Manning by deed dated March 31, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1053 at page 795, the one-half interest of Malcolm M. Manning having been conveyed to Cynthia C. Manning by his deed recorded in the R.M.C. Office for Greenville County in Deed Book 1054 at Page 531, the above described premises having been this date conveyed by Cynthia C. Manning to Janet M. Parham by her deed recorded in the R.M.C. Office for Greenville County in Deed Book 1064 at Page 805.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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