

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

Mortgagee's Address:

7 Second Ave, Ladsen
Greenville, S.C. 29611STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMAR 16 10 21 AM '78
DOE WIE S. TANKERSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GORDON E. MANN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FRANK PEARCE

(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 SIX THOUSAND AND NO/100--

----- DOLLARS (\$ 6,000.00),
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid: payable \$500.00 per month with the first payment due on April 1, 1978 and a like payment due on the first day of each month thereafter for a total of twelve months, interest to be computed at the rate of nine per cent per annum and payable at maturity.

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, lying and being at the northwestern corner of Floyd Street and Charleston Street, and known and designated as LOT 6 as shown on a plat entitled "Property of J. P. Stevens & Co., Inc." made by Piedmont Engineers and Architects November 9, 1965 and recorded in the RMC Office for Greenville County in Plat Book LLL at page 65 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of Floyd Street and Charleston Street and running thence with the northeastern side of Floyd Street N 65-03 W 64.65 feet to an iron pin; thence continuing with the northeastern side of Floyd Street N 62-35 W 32.35 feet to an iron pin at the joint front corner of Lots 5 and 6; thence with the common line of said two lots N 27-25 E 110 feet to an iron pin in the southerly line of Lot 7; thence with the line of Lot 7 S 62-35 E 110.6 feet to an iron pin on the westerly side of Charleston Street; thence with the westerly side of Charleston Street S 34-40 W 108.1 ft. to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of the mortgagee, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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