

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR. FILED
S. C.
APR 17 1979
HENDERSONVILLE

14/18

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, CHARLES F. MANWARING and BEVERLY H. MANWARING

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALICE RUTH SHEEHAN

(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 FORTY TWO THOUSAND, SIX HUNDRED FIFTY TWO and

75/100-----Dollars (\$ 42,652.75) due and payable

according to the terms of the note of even date for which this mortgage stands as security.

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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, at the westerly end of Cannon Lane, being shown and designated as Lot No. 1 on plat prepared by Carolina Engineering & Surveying Company, August 30, 1966, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northernmost corner of said lot, and running thence S. 23-00 E. 513.7 feet to an iron pin; running thence S. 77-00 W. 312.7 feet to the center line of a branch; thence with said branch on the following traverse lines: N. 36-20 W. 92.5 feet; N. 7-01 W. 59 feet; N. 36-11 W. 109.8 feet; N. 26-33 W. 90 feet; and N. 55-35 W. 80 feet; running thence N. 59-30 E. 389.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by the mortgagee herein, by deed dated August 22, 1979, and recorded August 23, 1979, in Greenville County Deed Book 1109 at Page 940.

Mortgagee's address: Mrs. Ruth Sheehan
c/o Mr. Hewie Lawter
Box 166
Rt. # 2, Horseshoe
Hendersonville, N. C. 29739

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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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