

P.O. Box 1073  
Greenville Co. 29241

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1562 PAGE 315  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. EDWINA MANNING

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELVA KELLER MCCALL

(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 -----

THIRTY-THREE THOUSAND NINE HUNDRED FIFTY AND NO/100THS-----Dollars (\$33,950.00-----) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of TWELVE (12) per centum per annum, to be paid AS SET FORTH IN SAID NOTE.

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, City of Greenville, on the Southeastern side of West Hillcrest Drive and being the Southwestern portion of Lot No. 5 of Druid Hills as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "P" at Page 113 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of West Hillcrest Drive at the joint front corner of Lot Nos. 4 and 5 and running thence with the line of Lot No. 4, S. 41-54 E. 206.8 feet to an iron pin; thence with the line of Lot No. 22, N. 62-27 E. 63.6 feet to an iron pin; thence N. 10-12 W. 40 feet to a point in the rear line of Lot No. 5; thence a new line through Lot No. 5, N. 51-26 W. 201.2 feet to an iron pin on the Southeastern side of West Hillcrest Drive; thence along said Drive, S. 36-16 W. 50 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Elva Keller McCall dated January 12, 1982, and thereafter filed in the RMC Office for Greenville County on January 28, 1982, in Deed Book 1161 at Page 560

RECORDED  
IN THE RMC OFFICE  
FOR GREENVILLE COUNTY  
ON JAN 28 1982  
BY CLERK

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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