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BOOK 707 PAGE 77

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. ROY MANLEY, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 **Seven Thousand Two Hundred and No/100ths** -----
DOLLARS (\$ **7,200.00**), with interest thereon from date at the rate of **six** -----
per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
January 1, 1969,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 and the Easterly one-half of Lot No. 24, of Block C, as shown on a plat of Mayfair Estates, prepared by C. C. Jones, dated May, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S at pages 72 and 73, and having according to said plat the following metes and bounds:

BEGINNING at a point on the Southern side of Piccadilly Drive, which point is N. 83-17 E. 50 feet from the joint front corner of Lots Nos. 23 and 24, and running thence with the Southern side of Piccadilly Drive N. 83-17 E. 25 feet to an iron pin at the joint front corner of Lots Nos. 1 and 24; thence continuing with the Southern side of Piccadilly Drive N. 83-17 E. 35 feet to an iron pin; thence with the curve of the intersection of Piccadilly Drive and Tipperary Lane, the chord of which is S. 51-43 E. 21.2 feet to an iron pin on the Western side of Tipperary Lane; thence with the Western side of Tipperary Lane S. 6-43 E. 135 feet to an iron pin, joint corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2 S. 83-17 W. 50 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 24; thence continuing with the line of Lot No. 2 S. 83-17 W. 25 feet to a point, which point is N. 83-17 E. 25 feet from the joint rear corner of Lots Nos. 23 and 24; thence a new line through Lot No. 24, N. 6-43 W. 150 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of Johnnie C. Koon and Peggy M. Koon, dated January 14, 1957, and recorded in the R.M.C. Office for Greenville County in Deed Book 570 at page 188.