

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

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

FEB 16 12 34 PM 1959

OLLIE T. WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. W. Manley and Eva Mae Manley (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto William R. Timmons, Jr.

(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

TWO THOUSAND TWO HUNDRED SEVENTY-EIGHT AND 12/100----- DOLLARS (\$ 2,278.12),
with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid:

Six months from date with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid at maturity, until paid in full.

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, in Butler Township, being known and designated as Lot No. 115 of Section 2, McSwain Gardens, as shown on Flat recorded in Flat Book LL, at page 137, R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Beaufort Street, front corner of Lots Nos. 114 and 115; thence with the line of said lots, N. 25-41 W. 146.2 feet to an iron pin; thence N. 64-19 E. 150 feet to an iron pin on Richbourg Road; thence with said Road, S. 23 E. 136 feet to a stake; thence around a curve to the right, the chord of which is S. 22 W. 21.2 feet to a stake on Beaufort Street; thence with said Street as follows: S. 67 W. 85 feet; thence S. 63 W. 42.8 feet to the beginning corner.

Being the same property conveyed to Mortgagors by deed of William R. Timmons, Jr., to be recorded herewith.

It is understood and agreed that the lien of this mortgage is junior to the lien of a mortgage this day executed by mortgagors to Fidelity Federal Savings & Loan Assn. in the sum of \$15,000.00.

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.

For better information see also Mr. Wood's Page 116.

RECORDED AND INDEXED BY RECORDS
FEB 16 1959
GREENVILLE CO. S. C.