

MORTGAGE OF REAL ESTATE—Prepared by E. P. Riley, Attorney at Law, Greenville, S. C.

BOOK 776 PAGE 468

The State of South Carolina,

FEB 27 11 30 AM 1959

County of GREENVILLE

To All Whom These Presents May Concern:

WE, JOHN LANDRITH AND JEANETTE LANDRITH SEND GREETING:

Whereas, we, the said John Landrith and Jeanette Landrith hereinafter called the mortgagor(s)

in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to R. W. MANLEY AND EVA MAE MANLEY

hereinafter called the mortgagee(s), in the full and just sum of Eight Hundred Sixty-four and 48/100 ----- DOLLARS (\$ 864.48), to be paid

\$10.00 on February 28, 1959 and a like amount of \$10.00 on the 28th day of each and every month thereafter until the entire principal sum is paid in full; said installments to be applied first to interest and then to principal

with interest thereon from date at the rate of six (6%) percentum per annum, to be computed and paid

monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That We, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to US, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said R. W. MANLEY AND EVA MAE MANLEY

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on Marion Road, and being known and designated as a portion of Lot No. 86, as shown on plat of CITY VIEW ANNEX, recorded in Plat Book G, page 155, and having according to a recent survey by T. C. Adams, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Marion Road, the point of beginning being 1144 feet from Carine Avenue, and running thence S. 16-30 E. 112 feet to an iron pin in branch; thence along the branch as the line, N. 80-0 W. 37.5 feet; thence S. 53-40 W. 25.8 feet to an iron pin; thence N. 16-30 W. 114.7 feet to Marion Road; thence along the south side of Marion Road, N. 87-40 E. 60 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed or R. W. Manley, to be recorded herewith.

This mortgage is junior in rank to one assumed by the mortgagors and recorded in the RMC Office of Greenville County in Mortgage Volume 762 at page 314; said mortgage being to Fidelity Federal Savings and Loan Association.