

OCT 11 2 31 PM 1963
BOOK 837 PAGE 213
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: we, JOHN M. GERO, JR., and KATHLEEN D. GERO,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. W. MANLEY, his heirs and assigns, forever,

(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 NINE HUNDRED and NO/100-----

----- Dollars (\$ 900.00-----) due and payable \$400.00 on October 1, 1963, with the balance due and payable on or before six months from date,

with interest thereon from date at the rate of three per centum per annum to be paid:

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, near the City of Greenville, being known and designated as Lot No. 29 on plat of property of R. W. Manley recorded in the R. M. C. Office for Greenville County in Plat Book XX at Page 9, located on the northeastern corner of Noble Street and Fairfax Drive and having, according to said plat, and a more recent survey by C. C. Jones, dated July 10, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Noble Street at the joint front corner of Lot 28 and running thence with the eastern side of said street, S. 31-07 E. 130 feet to an iron pin; thence with the curve of the intersection of Noble Street and Fairfax Drive, the chord of which is S. 76-07 E. 28.3 feet to an iron pin; thence with Fairfax Drive, N. 58-53 E. 114.4 feet to an iron pin; thence continuing with said Drive, S. 59-52 E. 20.6 feet to an iron pin; thence with the line of Lot No. 26, N. 31-07 W. 149.6 feet to an iron pin in line of Lot 28; thence with line of Lot 28, S. 58-53 W. 155 feet to the beginning corner, being the same property conveyed to the Grantor herein by deed recorded in Deed Volume 729 at Page 21.

This mortgage is second and junior in lien to mortgage given by Walter E. Powell to Shenandoah Life Insurance Company in the original amount of \$14,200.00 recorded in R. E. M. Volume 930 at Page 1.

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 such 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.

*Paid in full
Jan. 23-64
R. W. Manley*

*Sworn to and subscribed
to before me that this note
is paid in full.*

Notary Public for S. C. - Walter E. Powell

SATISFIED AND CANCELLED OF RECORDS
29 DAY OF June 1964
V. L. Edgeworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:07 O'CLOCK A. M., HO. 263