

MORTGAGE OF REAL ESTATE - GREENVILLE COUNTY, S. C. - FILED
GREENVILLE CO., S. C. - C. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA } ELIZABETH RIDDLE
COUNTY OF GREENVILLE } R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gordon E. Mann (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto South Carolina National Bank of Charleston, Greenville, S. C. and Lake B. Waldrop as Trustees under the will of Edgar C. Waldrop, deceased (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-two Thousand and no/100----- DOLLARS (\$32,000.00),

with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid \$388.25 per month including principal and interest computed at the rate of 8% per annum, the first payment being due December 16, 1972 and a like payment due on the 16th day of each month thereafter for a total of 10 years, payments to be applied first to interest, then to principal.

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, Greenville Township, at the northwestern corner of the New Buncombe Highway and Marlin Street, being known as Lot No. 40, 39 and a portion of Lot nos. 38 and 37, as shown on a plat of the J. M. Perry Estate, recorded in Plat Book H at Page 183 in the R.M.C. Office for Greenville County and being further described as follows:

BEGINNING at a stake at the northwestern corner of Marlin Street and the New Buncombe Highway and running thence with the northern side of Marlin Street, S. 58-30 W. 120.4 feet to a stake at the corner of Lot No. 41; thence with the line of said lot, N. 31-30 E. 150 feet to a stake at the corner of Lot No. 28; thence with the line of Lots 28, 29, 30 and 31, N. 58-30 E. 199.3 feet to a stake on the New Buncombe Highway; thence with the western side of the New Buncombe Highway in a southerly direction 170 feet, more or less, to the beginning corner.

This is the same property conveyed to the mortgagor by deed of South Carolina National Bank of Charleston, Greenville, S. C., and Lake B. Waldrop as Trustees under the Will of Edgar C. Waldrop, deceased, to be recorded herewith.

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.