

FILED
GREENVILLE, S.C. DONNIE S. TANKERSLEY, JR.
ATTORNEY-AT-LAW
AUG 30 11 47 AM '73
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, William W. Manning and Hazel H. Manning

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. H. Childress

(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 twenty thousand and no/100-----

----- Dollars (\$ 20,000.00) due and payable
at the rate of \$125.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, the first payment to be due October 1, 1973, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of six per centum per annum, to be paid: Monthly, with the right to anticipate payment in full or in part at any time,

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, ~~XXXXXXXXXXXX~~ his heirs and assigns:

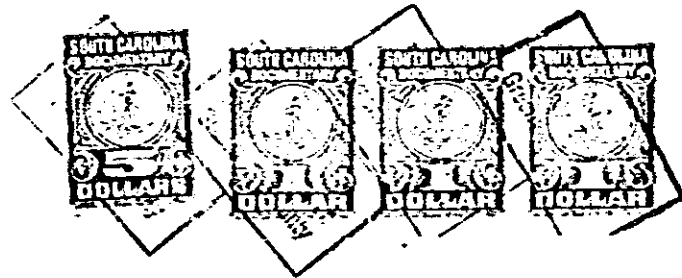
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, at the Southeast corner of O'Neal and Rhett Streets in the City of Greenville, and having the following metes and bounds:

BEGINNING at an iron pin, Southeast corner of O'Neal and Rhett Streets, running thence with O'Neal Street S. 19 1/2 E. 72 1/2 feet to an iron pin; thence N. 70 1/2 E. approximately 63 feet, more or less, to an iron pin in center of 12-inch brick wall; thence with the center line of the said 12-inch brick wall, N. 19 1/2 W. 72 1/2 feet to a point on Rhett Street, which point is the center of said 12-inch brick wall; thence with Rhett Street S. 70 1/2 W. approximately 63 feet to the point of beginning.

ALSO: All of the right, title and interest of the mortgagors herein in a certain brick wall and the land on which said wall stands, being more fully described in instrument executed by Bessie Brioy to C. H. Childress and recorded in the R. M. C. Office for Greenville County in Deed Book 356 at page 111.

This is a purchase money mortgage and the property described herein is the same conveyed to the mortgagors herein by deed of the mortgagee herein to be recorded herewith.

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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 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.

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