

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

1974 161

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said Teresa Manigault and Hortense Manigault Gary
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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-Three Hundred Ninety and 04/100 - - - - -
Dollars (\$ 2,390.04) due and payable

sixty-six and 39/100 (66.39) Dollars on January 10, 1975 and sixty-six and 39/100 (66.39) Dollars on the 10th. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ ^{maturity} at the rate of eight per centum per annum, to be paid: semi-annually

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 located in the County of Greenville, State of South Carolina, at the intersection of Dunbar Street and Minus Street, and being more particularly described as follows:

BEGINNING at a stake at corner of lot now and formerly owned by A. B. Davis, and running along Dunbar Street 226 feet to line of lot now or formerly owned by J. W. Gray; thence along the line of said lot 50 feet to lot now or formerly owned by D. M. Minus; thence with the line of said lot 226 feet to lot now or formerly owned by A. B. Davis; thence with that line 50 feet to the BEGINNING corner; LESS: however a fraction of said lot conveyed to Albert A. Blythe to George D. James containing 5000 square feet on April 3, 1911, and a strip running 50 feet along J. W. Gray's lot 10 feet wide given by the said Albert A. Blythe and now used as a public road and street,

This is the same property inherited by Hortense and Teresa Manigault, as will appear in Apartment 899, File 24 in the Office of the Probate Judge for Greenville County.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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