

State of South Carolina  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
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DONNIE S. TANKERSLEY

To All Whom These Presents May Concern: <sup>R.M.C.</sup> T. Gerald D. Fox,

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to Malcolm M. Manning,

hereinafter called Mortgagee, in the full and just sum of

--- FOUR THOUSAND AND NO/100 (\$4,000.00) --- DOLLARS,  
to be paid in monthly installments of SEVENTY-NINE AND 21/100 (\$79.21) DOLLARS,  
commencing on the first day of May, 1976, and on the first day  
of each successive month thereafter until principal and interest are paid in full, and if  
not paid sooner, the last such payment shall be due on the thirtieth day of April,  
1981; but mortgagor may pay said mortgage in full at anytime without penalty;  
with interest thereon from date at the rate of seven (7) per centum 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, 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 should  
be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses includ-  
ing a reasonable amount 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 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 according to the terms of the said  
note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mort-  
gagee 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 Mortgagee, his heirs  
and assigns:

All that certain piece, parcel or tract of land as shown on plat entitled "Plat  
for Gerald D. Fox" recorded in the R.M.C. Office for Greenville County in Plat  
Book 4-0 at page 331, and having, according to said plat, the following  
metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner of tract herein and land now or formerly  
owned by Angeletti, and running thence S. 34-12 W. 757 feet to an iron pin; turning  
and running thence N. 25-08 W. 87.4 feet to an iron pin; continuing thence N. 24-26 W.  
393.9 feet; turning and running thence N. 67-24 W. 463 feet to an iron pin; turning  
and running thence N. 30-55 W. 294.7 feet to an iron pin; thence with the creek as  
the line the following courses and distances: N. 36-59 E. 127.4 feet to a point;  
thence N. 44-17 E. 96.4 feet to an iron pin; turning and running thence S. 57-17 E.  
305 feet to an iron pin; turning and running thence S. 51-23 E. 160 feet to an iron  
pin; turning and running thence S. 83-49 E. 185 feet to an iron pin; continuing thence  
S. 77-55 E. 115.9 feet to an iron pin; running thence S. 67-17 E. 63.5 feet to an iron  
pin; running thence S. 76-38 E. 328 feet to an iron pin, the point of beginning.

This property is subject to all restrictions, set-back lines, roadways, easements  
and rights of way, if any, affecting the above described property.

The mortgagee herein reserves unto himself a 25-foot roadway running from the  
northwesterly corner of the tract herein along the northerly boundary in a northwesterly-  
southeasterly direction, along the entire northerly side of this tract.

This being the same property conveyed to mortgagor by deed of mortgagee to  
be recorded herewith.



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