

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 24 3 08 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1433 PAGE 56

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

WHEREAS, DONALD E. REED

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Robert E. Farmer and Wayne R. Wuestenberg

(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

Fifty Three Thousand and NO/100ths (\$53,000.00)----- Dollars (\$ 53,000.00) due and payable

according to the terms and conditions of Mortgagor's promissory of even date herewith, payable at 14 Manly Street, Greenville, South Carolina

with interest thereon from May 23, 1978 at the rate of nine (9%) 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:

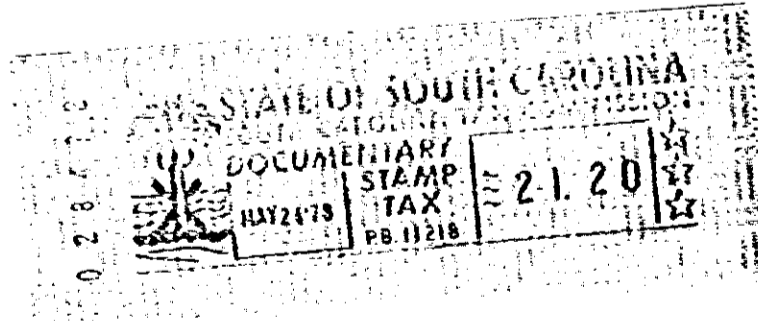
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Ward No. 2 in the City of Greenville, and being more particularly described by one plat of Boyce Addition recorded in the R.M.C. Office for Greenville County in Plat Book A, Pages 90 and 91, as Block Two, Lot 8, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the southwest corner of Manly and Pettigru Streets and running thence S. 65-10 W. along Pettigru Street 152 feet to an iron pin, corner of Lot No. 1; thence S. 18-45 E. 76 feet, 6 inches to an iron pin, corner of Lots Nos. 1, 2, 7 and 8; thence N. 64-43 E. 150 feet to an iron pin on Manly Street; thence N. 15-5 W. 77 feet to the beginning corner.

This property is conveyed subject to all restrictions, easements and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto Robert E. Farmer and Wayne R. Wuestenberg by deed of the Manly Street Corporation dated concurrently herewith and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1077, at Page 761.



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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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