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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S.C.

Mortgagee's Address:

P. O. Box 1329
Greenville, SC
ATTN. W. LEE MILLER, III

NOV 17 12 22 PM '78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

COMMERCIAL BANK

MORTGAGE

AFFIDAVIT
FILED

WLM

3/10/78

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID E. MANN and BARBARA MANN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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 THREE THOUSAND SEVEN HUNDRED

THIRTY-SEVEN AND 40/100----- DOLLARS (\$3,737.40),

~~with interest thereon from date hereof to date of payment at the rate of 12% per annum~~
payable \$62.29 per month, including principal and interest, the first payment being due November 15, 1978, and a like payment being due on the 15th day of each month thereafter for a total of sixty (60) months.

3/10/78

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,

on the northern side of Tammy Trail being shown as Lot No. 12 on a plat of Cherokee Mobile Home Estates dated November 1973, prepared by Dalton & Neves Company, recorded in Plat Book 5-D at page 27 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Tammy Trail at the joint front corner of Lot 12 and Lot 13 and running thence with Lot 13 N 31-20 E 275.7 feet to an iron pin at the joint rear corner of Lot 12 and Lot 13; thence with Beaver Dam Creek, the center line of the creek being the property line, N 53-28 W 37 feet to an iron pin; thence still with said creek N 17-42 W 55.6 feet to an iron pin; thence still with said creek N 74-28 W 30 feet to an iron pin at the joint rear corner of Lot 11 and Lot 12; thence with Lot 11 S 29-52 W 304.2 feet to an iron pin on Tammy Trail; thence with said trail S 56-47 E 100 feet to the point of beginning."

This is the same property conveyed to the mortgagors by deed of Gordon E. Mann dated August 22, 1978 and recorded on September 26, 1978 in Deed Book 1088 at page 615 in the RMC Office for Greenville County.

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.

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