

GREENVILLE CO. S.C.

PAGE 1457 REG 535

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 14 2 37 PM '79

MORTGAGE OF REAL ESTATE

CONNIE S. TANNERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, FURMAN MANLEY, JR., AND BESSIE IRENE MANLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

February 5, 1979

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~of XXXXXX~~ herewith, the terms of which are incorporated herein by reference, in the sum of NINE THOUSAND SIX HUNDRED FORTY-FIVE AND 60/100

Dollars (\$ 9,645.60) due and payable

In Sixty (60) equal monthly installments of One Hundred Sixty and 76/100 (\$160.76) Dollars beginning March 22, 1979 and continuing until paid in full.

with interest thereon from February 5, 1979 at the rate of 8% per centum per annum, to be paid: AS SET OUT ABOVE.

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, and being known and designated as Lots Numbers 28, 29 and 56 on a plat of Parker Heights, recorded in the R.M.C. Office for Greenville County in Plat Book P, at Page 43 and having such metes and bounds as will appear by reference to said plat.

Derivation as to Lot No. 28: Deed Book 1096, Page 914 -Neoma A. Langley
2/14/79

Derivation as to Lot No. 29: Deed Book 1096, Page 914 -Neoma A. Langley
2/14/79

Derivation as to Lot No. 56: Deed Book 1020, Page 148 -Hattie N. Neal
6/20/75

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 improvements, 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 Mortgagee 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 Mortgagee 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.