

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 14 10 54 AM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1470 PAGE 285

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

WHEREAS, we, William G. McManus, Jr., and Jean B. McManus,

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. H. Gillespie, P.O. Box 1847
Greenville, S.C.
29602

(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 Eighteen Thousand Seven Hundred and Seventy-----

Dollars (\$ 18,770.00) due and payable

with interest thereon from date at the rate of 9.25% per centum per annum, to be paid: according to the terms of note dated June 13, 1979.

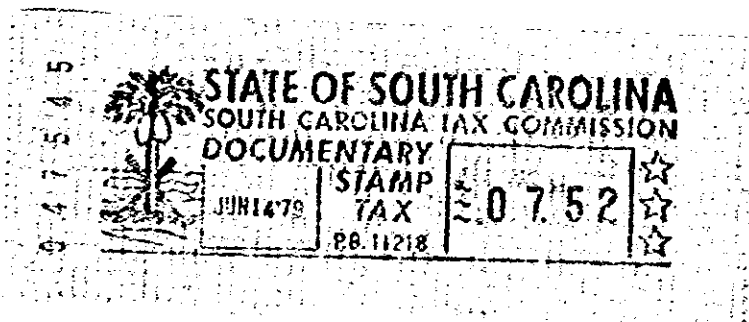
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Lindsey Bridge Road, as shown on plat entitled Property of William G. McManus, Jr., and Jean B. McManus, prepared by Clifford C. Jones, R.L.S., dated June 7, 1979, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of Lindsey Bridge Road, and running thence N. 2-15 E. 1,038.5 ft. to an iron pin; thence S. 88-13 E. 50.6 ft. to an iron pin; thence N. 66-27 E. 451 ft. to an iron pin; thence N. 75-57 E. 124.6 ft. to an iron pin; thence N. 54-56 E. 145 ft. to an iron pin; thence S. 9-36 E. 1,133 ft. to an iron pin; thence N. 74-03 W. 157 ft. to an iron pin; thence S. 81-57 W. 120 ft. to an iron pin; thence S. 21-18 E. 150 ft. to an iron pin in the center of Lindsey Bridge Road; thence along the center of said road, S. 80-20 W. 115 ft. to an iron pin; thence S. 69-00 W. 99 ft. to an iron pin; thence S. 65-58 W. 150 ft. to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors by deed of F. H. Gillespie, recorded in the R. M. C. Office for Greenville County in Deed Book 1104, at Page 150, on June 14, 1979.



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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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