

Mortgagee's address: P.O. Box 1329, Greenville, SC 29602

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

MORTGAGE OF REAL ESTATE

BOOK 1493 PAGE 270

JAN 15 3 53 PM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ^{DONNIE S. TANKERSLEY} Ted A. Manios and Louis G. Manios

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 and No/100-----
Dollars \$ 18,000.00 due and payable

as per the terms of that promissory note dated January 11, 1980

with interest thereon from date at the rate of 15% 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:

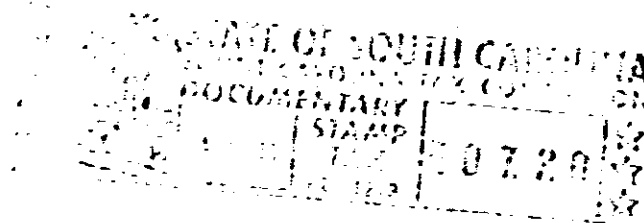
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land lying and being in Greenville County, South Carolina, in the Town of Mauldin at the corner of U.S. Highway No. 276 and Jenkins Street. It begins on Jenkins Street at the northeastern intersection of a tangent leading from the Laurens Road into Jenkins Street and runs thence along the southern edge of Jenkins Street N. 74-50 E. 140 feet to corner; thence S. 18 E. 125 feet to another corner; thence S. 74-50 W. 150 feet to western edge of said highway N. 18 W. 115 feet to the intersection of the southern end of the tangent connecting U.S. Highway No. 276 to Jenkins Street; thence along the mentioned tangent N. 28-25 E. 13.85 feet to beginning corner, and being fully described by courses and distances on a plat thereof made by C.O. Riddle, Reg. Land Surveyor, under date of April 18, 1958.

This being the same property conveyed to Louis G. Manios by deed of William Fred Ward, Sr. as recorded in Deed Book 1066 at Page 718, in the RMC Office for Greenville County, S.C., on October 13, 1977; and the same property conveyed to Ted A. Manios by deed of Louis G. Manios as recorded in Deed Book 1119 at Page 938, in the RMC Office for Greenville County, S.C., on January 15, 1980.

THIS IS A SECOND MORTGAGE



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

GO TO
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162

162

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