

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
JUL 31 3 16 PM '81
DONNIE S. TANKERSLEY
R.M.C.

306.1548 PAGE 637
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, George Manteghi

(hereinafter referred to as Mortgagor) is well and truly indebted unto B & C Properties, a Partnership

(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 Sixty Six Thousand and No/100-----

-----Dollars (\$ 66,000.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from _____ at the rate of _____ 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, the Mortgagee's heirs, 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, being shown and designated as Lot 76 of Pelham Woods Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-F at Page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the east side of Bridle Path Lane at the joint front corner of Lots 75 and 76 and running thence along the common line of said Lots, N. 81-30 E. 150 feet to a point; thence along the rear lines of Lots 69 and 68, N. 8-30 W. 100 feet to a point; thence along the common lines of Lots 76 and 77, S. 81-30 W. 150 feet to a point on the east side of Bridle Path Lane; thence along the said Bridle Path Lane, S. 8-30 E. 100 feet to the point of beginning.

This being the same property acquired by the Mortgagor by deed of J. Ben Edwards dated 7-20-81, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 6 Seabury Drive
Greenville, S. C. 29615

6076 --- 1 J 31 81 716

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUL 31 81
PE 11213
26.40

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 is 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.

4328 RV-2