

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1238 PAGE 169

MORTGAGE OF REAL ESTATE

4 26 PM '73
DONOR S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, Hoyt S. Manley and Freddie Mae Manley
(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Shell Thackston or Sue A. Thackston

(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 Two Thousand Five Hundred and no/100-----
Dollars (\$ 2,500.00) due and payable

Beginning on 1st day of September, 1973, and continuing on like day thereafter \$100.00 per month till paid in full.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: Monthly.

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, in the Town of Fountain Inn and being shown and designated as Lot #7 on a plat entitled "Property of W. Shell Thackston" prepared by C. O. Riddle, R.L.S., and dated November 20, 1964, and being more particularly described in accordance with said plat to-wit:

BEGINNING at a point in the edge of Cherry Lane Drive, said point being the joint front corner of Lots #6 and #7 and running thence along the joint property line of Lot #6 N. 40-29 E. 151.5 feet to an iron pin; thence S. 39-49 E. 156.7 feet to an iron pin; thence along the joint property line of Lot #8 S. 50-15 W. 149.5 feet to an iron pin in the edge of Cherry Lane Drive; thence along the edge of Cherry Lane Drive N. 39-45 W. a total distance of 131 feet (89 and 42) to an iron pin, said iron pin being the point of beginning.

This being the same property conveyed to Mortgagor by deed to be recorded even date herewith.



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 who lawfully claim the same or any part thereof.

4328 (N.Y.)