

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
GREENVILLE, S. C.

MAY 11 9 35 AM 1962
OLLIE FARNSWORTH

WHEREAS, I, James R. Mann,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin Company, its Successors and Assigns forever

(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

Four Thousand and No/100 (\$4,000.00)-----Dollars (\$ 4,000.00) due and payable

\$77.34 on the 11th day of each month commencing June 11, 1962;
payments to be applied first to interest, balance to principal.
Balance due five (5) years after date,

with interest thereon from date at the rate of six 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

All those pieces, parcels or lots of land in Greenville County, State of South Carolina, being known and designated as Lots Nos. 19 and 20 of Sans Souci Highland as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "G", Page 126 and being described together, according to said plat, as follows:

BEGINNING at an iron pin at the southeastern corner of the intersection of Club Road and Furman Road (also known as Bates Street Extension) and running thence along Furman Road, S. 31-37 W. 39.6 feet; thence continuing with Furman Road, S. 10-05 W. 105.0 feet to an iron pin at the joint front corner of Lots Nos. 20 and 21; thence along the line of Lot No. 21, S. 79-15 E. 198.0 feet to an iron pin on a 10-foot alley; thence along said alley, N. 15-43 E. 100.0 feet to an iron pin on the southeastern side of Club Road; thence along Club Road, N. 67-00 W. 198.5 feet to the beginning corner.

The above described property is the same conveyed to me by A. C. Mann by deed dated January 1, 1945 and recorded in the R. M. C. Office for Greenville County in Deed Book 272, Page 221.

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.

PAID AND FULLY SATISFIED
THIS THE 21st DAY of May 1967
THE CHIEF CLERK OF THE R. M. C. OFFICE

21 July 1967
Ollie Farnsworth
R. M. C. OFFICE
AT 12:14 P.M. 2531

Wade D. Bryant, Trust Officer
Mortgage & Lysch
Mortgage & Lysch
Mortgage & Lysch