

MORTGAGE OF REAL ESTATE—Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

JUN 22 9 49 AM 1962

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE F. NORTH

MORTGAGE OF REAL ESTATE

IN WITNESS WHEREOF, TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Alfred C. Mann and James R. Mann

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. M. Baswell, his heirs and assigns

(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

Nine Thousand Six Hundred Sixty-seven and no/100 ----- Dollars (\$ 9,667.00) due and payable

on or before one (1) year after date, with the privilege to anticipate payment of part or all at any time,

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid semi-annually

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 Mortgagee in hand well and truly paid by the Mortgagor 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 our right, title and interest, the same being a one-third interest, in and to all that piece, parcel or tract of land in Gantt Township, Greenville County, State of South Carolina, situate, lying and being near the intersection of Augusta Road and White Horse Road containing 32.9 acres, more or less, and being an undeveloped portion of the Estate of A. C. Mann, as shown on plat thereof by Piedmont Engineering Service dated May, 1954, and having the following metes and bounds, to-wit: BEGINNING in the center of the Air Base Railroad and running S. 66-53 W. 1024; 1 feet to an iron pin; thence S. 4-17 W. 1100 feet to a point in a branch; thence up the meanders of said branch as the line in an easterly direction 1100 feet, more or less; to an iron pin at the corner of Lot No. 50 of Pecan Terrace, Section 2; thence S. 75-48 E. 175.8 feet to a point in the line of Lot No. 5; thence N. 14-12 E. 20 feet; thence S. 75-48 E. 110 feet; thence N. 61-40 E. 67 feet; thence N. 14-12 E. 220 feet; thence N. 36-07 E. 150 feet to the Air Base Railroad; thence along the Air Base Railroad as the line N. 25-46 W. 1100 feet, more or less, to the beginning corner.

ALSO: All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, situate, lying and being on the Northeastern side of Raines Avenue, containing eight (8) acres, more or less, and having the following metes and bounds, to-wit: BEGINNING at an iron pin at the corner of "B" Street and Raines Avenue, and running thence along "B" Street, N. 46 1/2 E. 230 feet to an iron pin; thence still along "B" Street N. 1 1/2 E. 255 feet to an iron pin; thence N. 42 W. 200 feet to an iron pin; thence N. 28 W. 700 feet to an iron pin on "A" Street; thence along "A" Street S. 42 1/2 W. 420 feet to an iron pin at the corner of "A" Street and Raines Avenue; thence along Raines Avenue S. 28 E. 700 feet to an iron pin; thence still along Raines Avenue S. 42 E. 360 feet to the beginning corner; Less, however, lots previously sold (See Deed Book 219, Page 284 and Deed Book 243, Page 286).

ALSO: All those pieces, parcels or lots of land in Gantt Township, Greenville County, State of South Carolina, and being known and designated as Lots Nos. 49, 63 and 80 of Pecan Terrace, Section 2, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "EE", Page 108.

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.

For Release - Lot 65 Sec 1. See Deed Book 777 Page 162 sheet to James C. Case