

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
JAN 4 4 44 PM 1963
OLIE FAUNSWORTH
R.M.C.

WHEREAS, I, Peter G. Manos

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wunda Weve Carpet 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

Forty Thousand and No/100 _____ Dollars (\$40,000.00) due and payable

in five annual payments of \$8,000.00 each; first payment due January 4, 1964, with the said Peter G. Manos having the right to anticipate payment of principal without penalty.

with interest thereon from date at the rate of Six per centum per annum, to be paid 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 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, consisting of 254.4 acres, more or less, situate, lying and being on both sides of a county road (Ranch Road), and bounded on the west by the Reedy River, on the south and east by Maple Creek and being more particularly described according to a plat entitled "Peter G. Manos" by Carolina Engineering Company, dated December 1962, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of a county road (Ranch Road, common boundary between property of the Mortgagor and property now or formerly owned by William L. and Carrol B. Castles, and running S. 6-0 W. 209 feet to a point; thence S. 73-43 W. 924.9 feet to a point; thence N. 36-23 W. 185 feet to a point; thence S. 74-0 W. 386.5 feet to the branch line; thence along branch line, S. 22-13 W. 292.0 feet; thence continuing S. 36-14 W. 143.5 feet to a point; thence S. 0-18 E. 154.6 feet to a point; thence S. 7-20 W. 163.0 feet to a point; thence S. 46-44 W. 166.8 feet to a point; thence S. 70-07 W. 304.4 feet to a point on the Reedy River; thence running along the Reedy River, S. 7-20 W. 757.2 feet to a point; thence S. 43-10 E. 573.2 feet to a point; thence S. 57-30 E. 245.9 feet to a point; thence continuing along Reedy River, S. 20-44 E. 381.7 feet to a point; thence running N. 83-06 E. 554.5 feet to a point; thence continuing along said Reedy River, S. 12-54 E. 380.8 feet to a point; thence S. 37-52 E. 1614.4 feet to a point, where Maple Creek runs into Reedy River; thence along Maple Creek, N. 42-58 E. 577.5 feet to a point; thence N. 40-52 E. 552 feet to a point along Maple Creek; thence running away from Maple Creek, S. 36-15 E. 475.5 feet to a point; thence running N. 54-02 E. 432.6 feet to a point; thence running N. 8-30 E. 33.5 feet to a point; thence N. 74-23 W. 98 feet along a creek line to a point; thence continuing along said creek line, N. 7-20 E. 73.5 feet to a point; thence running along said creek, N. 70-40 W. 371.5 feet to a point on Maple Creek; thence along Maple Creek, N. 34-38 E. 41 feet to a point; thence running N. 32-05 E. along Maple Creek 626.3 feet to a point; thence following a traverse line along Maple Creek, N. 11-40 W. 112 feet to a point; thence N. 67-02 W. 270.6 feet; thence S. 87-20 W. 187.3 feet to a point; thence N. 1-52 E. 284.5 feet; thence N. 54-12 E. 516 feet to a point; thence N. 3-15 E. 175 feet to a point; thence N. 43-44 W. 160.5 feet to a point on Maple Creek and a branch; thence following the branch line, N. 36-54 E. 276.1 feet to a point; thence N. 60-04 E. 137 feet; thence N. 74-58 E. 150 feet to a point; thence N. 58-24 E. 113 feet to a point; thence N. 31-01 E. 256.5 feet to a point; thence leaving said branch and running thence N. 63-33 W. 850.4 feet to a point; thence running N. 23-30 W. 332 feet to a point; thence running S. 56-0 W. 94 feet to a point on Maple Creek; thence N. 1-25 E. 167.3 feet to a point; thence following the line of Maple Creek, N. 9-41 E. 227.6 feet to a point; thence N. 8-24 W. 342.3 feet to a point; thence running N. 4-31 W. 192.2 feet to a point; thence N. 74-0 W. 1078.8 feet to a point; thence running S. 6-0 W. 505.9 feet to the point of beginning.

Together with all and singular rights, members, heirlooms, 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

*Satisfied and paid in full this 18th day of July 1963.**Wunda Weve Carpet Co.*

Witnesses:

*Jean S. Scipione**Mary M. Huel**W. W. Pate**W. W. Pate*

SATISFIED AND CANCELLED OF RECORD

19 DAY OF July 1963

Olie Faunsworth

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 12:11 O'CLOCK A.M. NO. 2457