

FILED
GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 20 12 1965
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN,
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Wayne S. Mann,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Henry Stevens and Tom S. Bruce,
their heirs 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
Fifty Nine Hundred Twenty Five and No/100----- Dollars (\$ 6925.00) due and payable

\$1185.00 on principal one year from date and a like amount on principal each year thereafter.
Balance due five years from date, with the privilege to anticipate payment at any time,

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

All those pieces, parcels or tracts of land situate, lying and being in Austin Township, Greenville County, State of South Carolina, near Clear Springs Church and being known and designated as Tracts 6 and 8 on plat of Property of W. O. Lewis recorded in the R. M. C. Office for Greenville County in Plat Book "FF", at Page 134 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the bridge located on Anderson Bridge Road, which point is the joint corner of Tracts 3, 4, 5 and 6 and running thence along the center line of said Road the following courses and distances: S. 64-01 E. 233 feet; S. 44-13 E. 1000 feet; S. 17-10 E. 270 feet; S. 8-05 W. 500 feet; S. 11-15 W. 300 feet to a point in the center of said Road at the joint corner of Tracts 6 and 8; thence continuing along the center of said Road in a southwesterly direction approximately 2150 feet to a point; thence N. 62 W. 1551 feet to a stone; thence N. 2-15 W. 2722.5 feet; thence N. 78-15 W. 874 feet to a poplar; thence N. 19-40 E. 520 feet to a poplar stump; thence along the center of a branch along the line of Tract 3 in an easterly and southerly direction to the point of beginning, and containing 64.4 acres, more or less.

The above is the same property conveyed to the mortgagor by the mortgagees by their deed of even date and recorded herewith.

This is a purchase money mortgage.

The mortgagees agree to release any portion of the above described property upon payment by the mortgagor of the sum of \$250.00 per acre for the portion to be so released. In the event any property is released all sums paid to the mortgagees for said release are to be applied to the next annual installment.

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 in full this 2nd day of August 1965.

*Witness: C. Henry Stevens
Mildred Pittman Tom S. Bruce
Leon W. Runaway*

SATISFIED AND CANCELLED OF RECORD

2 DAY OF August 1965

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

AT 9:20 O'CLOCK A.M. NO. 32121