

MORTGAGE OF REAL ESTATE <sup>May 3 5 1968</sup> Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, VIRGINIA B. MANN

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. D. LANFORD

(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 nine hundred thirty-one and 99/100** -----

-----Dollars (\$ **2,931.99** ) 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 **7%** 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**, on **Buncombe Road and Terry Creek**, and having the following metes and bounds, to-wit:

**TRACT NO. 1: BEGINNING** at a point in the center of Terry Creek at the northern edge of the right-of-way of Buncombe Road (U. S. Highway #25) and running thence with the center of Terry Creek as the line, the chord being N. 34 W. 31.30 chains to a stake; thence N. 42 E. 6.75 chains to a stone; thence N. 85 E. 38.8 chains to a sourwood; thence S. 9 W. 5 chains to a red oak; thence S. 69 W. 5.5 chains to a chestnut; thence S. 30 3/4 W. 6.16 chains to a stake; thence S. 14 W. 3.45 chains to a pine; thence S. 44 W. 6.30 chains to a red oak; thence S. 58 W. 1.50 chains to a stake; thence S. 2 1/4 E. 6.35 chains to a stake in Old Greenville and Asheville Road; thence S. 43 1/2 W. 1.40 chains to a stake; thence S. 22 W. 2.84 chains to a stake; thence 33 1/2 W. 3.75 chains to a stake in the right-of-way of Buncombe Road; thence along said right-of-way S. 62 1/2 W. 5.32 chains to the beginning corner, and containing 78.65 acres, more or less; and including the two acres heretofore known as the Terry Creek School site; LESS, HOWEVER, two lots heretofore sold and conveyed by Nancy G. Brown from the above-described acreage, one being 2.42 acres sold to Brookshire and the other being 2.35 acres sold to Young. (See Deed Book 621, Pages 135 and 136)

**TRACT NO. 2: ALL** that certain piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, on Terry Creek, containing 96 acres, more or less, and being bounded by lands now or formerly belonging to Oscar Hodges, Amber, Bright and Neilson, and being part of a 221 acre tract of land which was conveyed to R. L. Barnett by W. H. Barton.

The above-described property is the same conveyed to me by Nancy G. Brown by deed dated February 4, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Book 813, page 447.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ASSIGNMENT OF MORTGAGE

For value received I do hereby assign, transfer and set over to Southern Bank and Trust Company, Greenville, South Carolina, the within mortgage this 30th day of April, 1968.

IN THE PRESENCE OF:

*Walter P. Flanagan*  
*Jane B. Cantrell*

*J. D. Lanford*  
J. D. Lanford

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

Southern Bank and Trust Company  
Greenville, South Carolina

*Bonnie A. Coker*  
asst. cashier

SATISFIED AND CANCELLED OF RECORD

8 DAY OF May 19 68  
*Ollie Larnworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

By *Walter M. Thackston* V. Pres.  
Witness *Doris B. Landrum*

AT 11:53 O'CLOCK A M. NO. 26691