

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO., S. C.

JUL 15 8 29 AM 1969

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Kingroads Development Corporation,
its successors and assigns for ^{ever} (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto James R. Mann

(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

FIVE THOUSAND AND NO/100's -----DOLLARS (\$ 5,000.00),
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: \$1,000.00 to be paid on June 24, 1969 and \$1000.00 on June 24, 1970 and \$3,000.00 on June 24, 1971.

Kingroads Development Corporation will have the right to anticipate payment in full at any time without pre-payment penalty.

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, situate, lying and being near the City of Greenville, on Traynham Street, and being known and designated as Lots Nos. 14 and 15 of Augusta Knoll as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book R at Page 7, and being described together according to said plat as follows:

BEGINNING at an iron pin on the southern side of Traynham Street at the joint front corner of Lots Nos. 15 and 16 and running thence along the line of Lot No. 16, S. 1-00 E. 90 feet to an iron pin; thence N. 89-00 E. 224.4 feet to an iron pin in the line of Property now or formerly belonging to Estate of Alex Cagle; thence along Cagle Estate line N. 13-39 W. 92-25 feet to an iron pin on the southern side of and at the terminus of Traynham Street; thence along Traynham Street S. 89-00 W. 204.2 feet to the point of beginning.

This is the same property conveyed to Grantor by deed dated October 7, 1959 and recorded in the RMC Office for Greenville County in Deed Book 636 at Page 59.

Grantee agrees to pay 1968 County taxes.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.