

MORTGAGE OF REAL ESTATE—Offices of PYLE, PYLE, & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.

SEP 11 4 25 PM '71
OLLIE FARNSTADT
R. M. C.

BOOK 1205 PAGE 333

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Nancy B. Mann,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer Styles

(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 -- Eight Thousand and No/100--

Dollars (\$ 8,000.00) due and payable

Two Thousand and No/100 (\$2,000.00) Dollars annually beginning one year from date and a like amount each successive year until paid in full.

with interest thereon from date at the rate of Eight 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, situate in Bates Township, on the Jamison Road, near Hellam's Crossroads, and containing 15 acres, more or less, and being a part of Tract "A" on plat of J. O. Jamison Estate property, prepared April 20, 1956, by Terry T. Dill, and recorded in the R. M. C. Office for Greenville County in Plat Book GGG at page 106 and the portion of said tract being hereby conveyed has the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of Bates property, and running thence along line of Bates property S. 30-18 W., 811.3 feet to an iron pin; thence continuing along Bates property line S. 29-38 W., 488 feet to an iron pin; thence along line of property of grantor herein S. 51-09 E., 620 feet to an iron pin in line of Bridgman property; thence N. 59-36 E., 400 feet along Bridgman property line into and along Jamison Road to a corner; thence along Bridgman property line N. 14-35 W., 1221 feet to the beginning corner.

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.