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BOOK 1252 PAGE 409

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

ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gordon E. Mann

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Vaneaton Price, Jr. and Janet W. Price

(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

Three Thousand Eight Hundred and no/100-----DOLLARS (\$3,800.00),

with interest thereon from date at the rate of 7% per centum per annum, said principal and interest to be repaid: \$1,266.66 plus interest on October 5, 1973, \$1,266.67 plus interest on October 5, 1974 and \$1,266.67 plus interest on October 5, 1975, with all interest to be computed at the rate of 7% per annum on the unpaid balance

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, just off the Keeler Mill Road, being shown and designated as Tract #2 containing 14.8 acres, on plat of the property of Gentry B. Reece and Mildred M. Reece, dated May 9, 1967, prepared by Robert Jordan, R.L.S., recorded in Plat Book RRR at Page 29, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Tracts 1 and 2 and running thence with line of property now or formerly of Rosemond, N. 50-26 E. 999.1 feet to an iron pin; thence N. 31-04 W. 772.4 feet to an iron pin; thence S. 55-15 W. 618.1 feet to an iron pin at joint rear corner of Tracts 1 and 2; thence with line of Tract 1, S. 8-12 E. 955.5 feet to the point of beginning.

ALSO, a perpetual right of way for ingress and egress over a certain unnamed road extending from Keeler Mill Road across property now or formerly of Rosemond, said road serving as a connection between the above described property and Keeler Mill Road. The road right of way is 50 feet in width and extends 461.1 feet in length, the center line of said road being shown on a plat of the property of Gentry Reece, et al, dated May 9, 1967, prepared by Robert Jordan, R.L.S., and recorded in Plat Book RRR at Page 29 in the R.M.C. Office for Greenville County. The right of way is to extend across the western portion of property now or formerly belonging to Rosemond and being shown as Lot 8, Block 1, Sheet 511.2 on the Greenville County Block Book.

This is the same property conveyed to the mortgagor by deed of Vaneaton Price, Jr. and Janet W. Price to be recorded herewith.

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.