

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 20 11 32 AM '73 MORTGAGE OF REAL ESTATE

BOOK 1282 PAGE 171

BOOK 1323 PAGE 132

DONNIE S. TANKERSLEY WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Milford J. Payne and Sharon Kay Payne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Golden Grove Properties, Inc.

(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 FIVE HUNDRED AND NO/100 ---

-----Dollars (\$3,500.00) due and payable
\$25.90 due and payable on July 19th, 1973, and \$25.90 due and payable on the 19th day of each and every month thereafter until paid in full. Payment to be applied first to interest and balance to principal.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: Monthly

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, lying and being in Grove Township, at the northwestern corner of the intersection of S. C. Highway 20 and Golden Grove Circle, being known and designated as Lot A as shown on plat of Property of Golden Grove Properties, Inc., dated February 7, 1971, prepared by R. D. Garrison, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of S. C. Highway 20 and Golden Grove Circle and running thence along S. C. Highway 20, N. 4-55 E. 131 feet to an iron pin at the corner of property now or formerly belonging to McBee; thence along McBee line, N. 82-05 W. 184.2 feet to an iron pin; thence S. 2-42 W. 144.7 feet to an iron pin on the northern side of Golden Grove Circle; thence along Golden Grove Circle, S. 86-22 E. 178.4 feet to the point of Beginning.

STATE OF SOUTH CAROLINA) FOR REF TO THIS ASSIGNMENT SEE BK. 1262 - PG. 171
COUNTY OF GREENVILLE) ASSIGNMENT X X 1

For value received Golden Grove Properties, Inc. does hereby assign, transfer, and set over to Virginia P. Mann the within mortgage and the note which it secures this 19th day of September 1974.

James R. Mann
Virginia P. Mann

GOLDEN GROVE PROPERTIES, INC.
By: *James R. Mann*
President

251

SEP 19 1974

ASSIGNMENT FILED AND RECORDED

19th DAY OF Sep. 1974

RECORDED SEP 19 '74 7697

R.E.M. VOL. 1323 PAGE 132

AT 3:57 O'CLOCK P.M. NO. 7697

Donnie S. Tankersley
R.M.C. FOR GREENVILLE COUNTY, S.C.

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.

FILED
GREENVILLE CO. S. C.
SEP 19 3 57 PM '74
DONNIE S. TANKERSLEY

0132

4328 RV.2