

FIRST MORTGAGE ON REAL ESTATE

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MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRITZ W. MANN, ALSO KNOWN AS FRIEDRICH W. MANN, AND SHEILA T. MANN

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

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Thirty-Five Thousand and No/100

DOLLARS (\$35,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on August 1, 1997, and

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 purpose;

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 the northwesterly side of Putman Street, containing 9 acres, more or less, and being shown on plat of Property of Fritz W. and Sheila T. Mann, prepared by C. O. Riddle, RLS, 10 June 1974, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a point on the northwesterly side of Putman Street at corner of property heretofore conveyed by Mann to Bryar and running thence S. 89-34 W. 32 feet to a point; thence N. 51-07 W. 267.4 feet to a point; thence N. 34-33 E. 305.1 feet to a point in line of property now or formerly of Griffin; thence with that property N. 35-59 W. 426.05 feet to a point; thence with line of property now or formerly of Sexton S. 63-26 W. 285.47 feet to a point; thence S. 60-23 W. 333.4 feet to a point; thence running S. 37-43 E. 306 feet to a point; running thence S. 15-39 E. 479.6 feet to a point; thence S. 34-30 E. 58 feet to a point; running thence along Edgewood Subdivision, N. 30-55 E. 478.5 feet to a point; running thence S. 51-07 E. 265 feet to a point; thence S. 10-53 E. 30.54 feet to a point on the northwesterly side of Putman Street; thence with the northwesterly side of Putman Street the following courses and distances: N. 43-46 E. 19.8 feet and N. 39-17 E. 70.3 feet to the point of BEGINNING.

The within is the greater portion of that property heretofore conveyed to the mortgagors by deed of J. P. Looper and Sara Ann P. Looper, recorded 25 January 1971, RMC Office for Greenville County, S. C., in Deed Book 907, at Page 164.

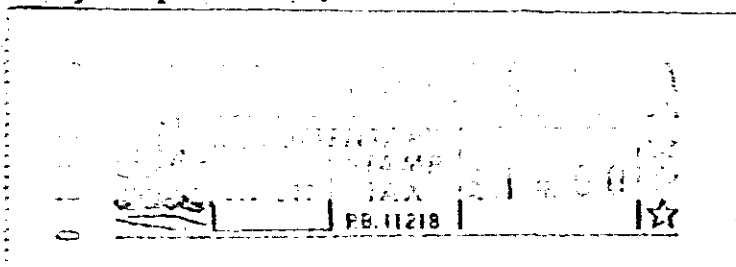
ALSO A SECOND MORTGAGE ON THE FOLLOWING DESCRIBED PROPERTY:

All that certain piece, parcel, or lot of land in the County of Greenville, Town of Simpsonville, State of South Carolina, situate, lying, and being on the southwestern side of Helen Street and being known and designated as Lot No. 55 on a plat of "Map of Forest Park" recorded in the RMC Office for Greenville County in Plat Book "EE", at Pages 64 and 65 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

The within is the identical property heretofore conveyed to the mortgagors by deed of Bobby Joe Floyd and Mary Harris Floyd, dated 19 November 1976, recorded 22 November 1976, RMC Office for Greenville County, S. C., in Deed Book 1046, at Page 592.

MORTGAGEE'S MAILING ADDRESS: 514 North Main Street, Simpsonville, S. C. 29681.

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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.

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