

MORTGAGE OF REAL ESTATE Office of the Clerk of Court, Greenville Co. S.C. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S.C.

NOV 14 12 52 PM '77

Mortgagee's Address:
Rt. 1, Box 267B
Floral City, FL 32636

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WITNESSES
J. S. TAYLOR
R. M. C.

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 M. C. REYNOLDS

(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 TWENTY-THREE THOUSAND FIVE

HUNDRED AND NO/100----- DOLLARS (\$23,500.00),

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: \$750.00 semi-annually, plus interest semi-annually at the rate of eight per cent per annum on the unpaid balance, the first payment being due six (6) months from date and a like payment being due semi-annually thereafter for a total of five (5) years.

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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, in Highland Township located about 11 miles northward of the City of Greer lying on the east side of State Highway No. 101 and on Wild Cat Creek, containing 41.5 acres more or less and having the following courses and distances:

BEGINNING on an iron pin on Wild Cat Creek (old corner) and runs thence down and with the meanders of said creek as follows: S 28-15 E 36 feet, S 77-55 E 72 feet, S 14-30 E 60 feet, S 40 E 71 feet, S 18-10 E 64 feet, S 52-55 E 200 feet, S 35-25 E 200 feet, S 38 E 300 feet, S 24-55 E 220 ft., S 67-25 E 130 feet, S 5-30 E 284 feet, S 22-10 W 350 feet and S 7-37 W 421.6 feet to corner on the E. H. Plumblee line; thence leaving said creek and with the Plumblee line N 68-25 W (with line of iron pins) 1090 feet to an iron pin; thence N 20 E 10 feet; thence N 81-47 W 329.6 feet to a point in Highway No. 101 (iron pin 28 feet from true corner); thence along and with said highway as follows: N 14-35 E 165.2 feet, N 9-07 E 200 feet, and N 1-47 W 200 feet to a stake (iron pin on east bank of highway at 28 feet); thence leaving said highway N 67-45 E 200 feet to an iron pin; thence N 69-16 E 260 feet to an iron pin; thence N 17-05 W 500 feet to an iron pin; thence N 41-13 E 474 feet to the beginning and being all of that property conveyed by the mortgagee to the mortgagor by deed to be recorded herewith. (See plat made by J. Q. Bruce, Surveyor, dated June 22, 1967, and recorded in Plat Book GGG at page 562)

It is agreed that the mortgagee shall release property from the within mortgage for a release price of \$750.00 per acre, providing the release of said acreage does not unreasonably impair the value of the remaining (BELOW)

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.

property secured by this mortgage.

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