

FILED
GREENVILLE

JUN 17 9 26 AM '83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN R. MANN & R. A. BAILEY
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GORDON E. MANN and ROBERT A. BAILEY

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

WHEREAS, the Mortgagor is well and truly indebted unto NICK A. THEODORE, JOHN A. THEODORE and THOMAS L. COX (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 SIXTY-NINE THOUSAND TWO

HUNDRED AND NO/100----- DOLLARS (\$69,200.00), with interest thereon from date at the rate of twelve per centum per annum, said principal and interest to be repaid:

in six (6) annual principal and interest installments, the first principal and interest installment being due one (1) year from the date hereof and consecutive payments due annually thereafter until paid in full, interest to be computed at the rate of twelve percent (12%) per annum until paid in full.

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 on the easterly side of Belvue Road, being shown as a tract containing 36 acres on a plat of property of G. E. Mann and R. A. Bailey dated April 5, 1983, prepared by Jeffery M. Plumblee, Inc. recorded in Plat Book 9-Q at Page 38 in the RMC Office for Greenville County, South Carolina. Specific reference being made to said plat for a more complete and accurate description of the premises.

This being the same property conveyed to Mortgagors herein by deed of Nick A. Theodore, John A. Theodore and Thomas L. Cox dated June 1, 1983 and recorded contemporaneously herewith.

The mortgagees agree to release from the lien of this mortgage the subject property in the following manner: \$2,500.00 per lot, provided that said lot is not over one (1) acre in size. In the event the lot is over one (1) acre in size, the Release Price shall be determined on a calculation of \$2,500.00 per acre. All release prices to be applied to the principal and interest payment next due following the date of a lot release.

REC'D JUN 17 83 1502

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 27.68

LOVE, THORNTON, ARNOLD & THOMASON
ATTORNEYS AT LAW
GREENVILLE, S. C.

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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