

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF ANDERSON }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Kenneth H. Tinsley and Edith B. Tinsley

(hereinafter referred to as Mortgagor) is well and truly indebted unto James R. Mann, As Attorney

(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 ---SEVEN THOUSAND FIVE HUNDRED AND NO/100---

Dollars (\$ 7,500.00) due and payable

\$148.51 on the 8th day of each month commencing March 8, 1968, payments to be applied first to interest and balance to principal. Balance due five (5) years after date with the privilege to anticipate payment of part or all of the balance at any time,

with interest thereon from date at the rate of 7% 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 Anderson, located on Hartwell Lake, being known and designated as Lot 10 on plat of the property of John C. Cobb, surveyed June 19, 1962, by John C. Smith, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of a County Road at the joint front corner of Lots 10 and 11, and running thence along the line of Lot 11, S. 63-28 E., 154.9 feet to an iron pin on the Government Lake Line; thence with said Government Lake Line S. 37-13 W. 100 feet to an iron pin, joint rear corner of Lots 10 and 62; thence with line of Lot 62, N. 63-56 W. 146.7 feet to an iron pin on a County Road; thence with said County Road, N. 32-28 E. 100 feet to the point of beginning.

ALSO:

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, near the City of Greenville, being known and designated as Lot No. 41, as shown on a plat of Oakwood Acres, prepared by J. Mac Richardson, dated September, 1959, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "MM", at page 135, reference to which is craved for a fuller description.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

For value received, I do hereby assign, transfer and set over to Eunice A. Baswell the within mortgage and the note which it secures this 8th day of March, 1968.

James R. Mann, As Attorney

IN THE PRESENCE OF:

S. Jane Batson
Frances R. Lulke

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

[Handwritten notes and signatures at the bottom of the page, including "Paid" and "1000" and other illegible scribbles.]