

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James R. Mann,

hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Duncan, his heirs and assigns forever:

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

Two Thousand and No/100-----Dollars (\$ 2,000.00) due and payable One Hundred (\$100.00), and no/100 Dollars on the 22nd day of each month commencing October 22, 1961; payments to be applied first to interest, balance to principal; provided, however, that should the entire principal amount be paid within twelve months from the date hereof, all interest due and payable hereunder shall be abated; and provided, further, that the payor shall have the privilege of anticipatory payment of part or all at any time,

with interest thereon from date at the rate of 11% 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 through 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

All that piece, parcel or tract of land situate, lying and being in Oneal Township, Greenville County, State of South Carolina, on the western side of Buncombe Road approximately 6 miles northwest from Greer and near the Double Springs Baptist Church, bounded on the North by lands now or formerly owned by Lawrence Thompson, on the East by Buncombe Road and on the South by property now or formerly owned by the Estate of Wash Lynn, and on the West by property now or formerly owned by D. G. Harmon and containing 72 acres, more or less, and shown as Tract No. 20n plat of Property of Louis Sherfessee, and having the following notes and bounds, to-wit:

BEGINNING at an iron pin in the center of Buncombe Road at the corner of property of L. E. Thompson and running thence with the Thompson line, S. 81-30 W. 2822 feet to an iron pin in line of Hannon Estate; thence with the line of Hannon property, S. 27-00 W. 1820 feet to an iron pin; thence along the line of property of Lynn N. 47-50 E. 4023 feet to an iron pin in the middle of Buncombe Road; thence along said Road, N. 19-0 W. 200 feet to an iron pin; thence continuing with the center of said Road, N. 7-34 W. 346.7 feet to the point of beginning:

The above described property is the same conveyed to me by the mortgagee herein by his deed of even date to be recorded.

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.

For Satisfaction See R. E. M. Book 912 Page 415

SATISFIED AND CANCELLED OF RECORD
BY DAY OF Jan 1963
L. E. Sherfessee
S. C. FOR GREENVILLE COUNTY, S. C.
BY L. E. SHERFESSEE, P. M. NO. 17234