

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Alfred C. Mann, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. M. Baswell, his Heirs and Assigns forever;

(hereinafter referred to as Mortgages) 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

Ten Thousand Six Hundred Sixty Seven and No/100----- Dollars (\$ 10,667.00 ) due and payable

Due and payable two (2) years after date, with the privilege to anticipate payment of part or all at any time,

with interest thereon from date at the rate of 4 per centum per annum, to be paid semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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

All those certain pieces, parcels or lots of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 1 and 2 of Pecan Terrace, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern corner of the intersection of Mayflower Avenue and Air Base Drive (formerly Old Augusta Road) and running thence along Mayflower Avenue S. 75-0 W. 120 feet to an iron pin; thence S. 23-24 E. 92.4 feet to an iron pin; thence S. 8-34 W. 59.7 feet to an iron pin; thence N. 86-05 E. 110.2 feet to an iron pin on Air Base Drive; thence along Air Base Drive due North 80 feet to an iron pin; thence N. 14-0 W. 90 feet to the beginning corner.

ALSO: All those certain pieces, parcels or lots of land in Gantt Township, Greenville County, State of South Carolina, and being known and designated as Lots Nos. 34, 49, 63 and 80 of Pecan Terrace, Section 2, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "EE", Page 108.

ALSO: All my right, title and interest, the same being an undivided one-sixth (1/6) interest, in and to all that Piece, parcel or tract of land in Gantt Township, Greenville County, State of South Carolina, situate, lying and being near the intersection of Augusta Road and White Horse Road containing 32.9 acres, more or less, and being an undeveloped portion of the Estate of A. C. Mann, as shown on plat thereof by Piedmont Engineering Service dated May 1954 and having the following metes and bounds, to-wit:

BEGINNING in the center of the Air Base Railroad and running S. 66-53 W. 1024.1 feet to an iron pin; thence S. 4-17 W. 1100 feet to a point in a branch; thence up the meanders of said branch as the line in an easterly direction 1100 feet, more or less, to an iron pin at the corner of Lot No. 50 of Pecan Terrace, Section 2; thence S. 75-48 E. 175.8 feet to a point in the line of Lot No. 5; thence N. 14-12 E. 20 feet; thence S. 75-48 E. 110 feet; thence N. 61-40 E. 67 feet; thence N. 14-12 E. 220 feet; thence N. 36-07 E. 150 feet to the Air Base Railroad; thence along the Air Base Railroad as the line N. 25-46 W. 1100 feet, more or less, to the beginning corner.

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 Release Lots 1 & 2 See Deed Book 705 Page 587

Satisfied and cancelled this  
23rd day of September 1962.

T. M. Baswell

Witness:  
James P. Mann

34 Sept 26 1962  
C. H. Blawie  
H. C. 8073