

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE BOOK 994 PAGE 155

TO ALL WHOM THESE PRESENTS MAY CONCERN..

WHEREAS, I, Hazel L. Martin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wayne S. Mann, her 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 -----

Twenty Three Hundred Fifty and No/100----- Dollars (\$ 2350.00) due and payable

\$30.00 on the 15th day of each and every month hereafter, commencing June 15, 1965; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time,

with interest thereon from _____ date _____ at the rate of six(6%) 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 _____

All that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, on the northeastern side of Kern Avenue (formerly Bates Street) and being known and designated as the southwestern portion of Lot No. 2 of the property of G. Dewey Oxner as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "G", at Page 42 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Kern Avenue at the joint front corner of Lots Nos. 2 and 3 and running thence along the northeast side of said Avenue N. 56-06 W. 50 feet to an iron pin; thence along the joint line of Lots Nos. 1 and 2 N. 33-54 E. 78.5 feet to a point; thence S. 56-06 E. 50 feet to a point; thence along the joint line of Lots Nos. 2 and 3 S. 33-54 W. 78.3 feet to the point of beginning. Also the water line easement over the adjacent property to the rear.

The above described property is the same conveyed to the mortgagor by Wayne S. Mann by her deed of even date and recorded herewith.

This is a purchase money mortgage.

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.

Satisfied and cancelled this 3rd day of May 1970.
Wayne S. Mann
witness John P. Mann

SATISFIED AND CANCELLED OF RECORD

29 DAY OF May 1970
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:15 O'CLOCK P. M. NO. 26168