

MORTGAGE OF REAL ESTATE—Mann, Foster, Moore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

BOOK 1128 PAGE 355

COUNTY OF GREENVILLE

JUN 12 11 17 AM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, James R. Mann

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. Maddox, Jr.

(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

Thirty thousand and no/100----- Dollars (\$ 30,000,00) due and payable

on or before January 2, 1970;

with interest thereon from date at the rate of 6-1/2 per centum per annum, to be paid at maturity.

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, Greenville Township, situate, lying and being on the northern side of Fair Street (now known as Shaw Street) and being known and designated as Lot No. 9, Block N, of Park Place as shown on a plat recorded in the RMC Office for Greenville County in Plat Book A at page 119. Said lot fronts 50 feet on Fair Street, has a depth of 145 feet, and is identified on the Greenville County Block Book as Sheet 150, Block 9, Lot 8.

The above described property is the same conveyed to me by Lois P. Hairston by deed dated December 16, 1950 and recorded in the RMC Office for Greenville County in Deed Book 426 at page 197.

ALSO: All those pieces, parcels or lots of land in O'Neal Township, Greenville County, State of South Carolina, being known and designated as Lots 2 through 14, inclusive, of Lynnwood Hills as shown on plat recorded in the RMC Office for Greenville County in Plat Book "PPP" at page 151, reference to which plat is hereby made for a more particular description thereof.

The above described property is part of the same conveyed to me by G. J. Edwards, by deed dated April 15, 1964 and recorded in the RMC Office for Greenville County in Deed Book 805 at page 224.

ALSO: All that piece, parcel or tract of land in Paris Mountain Township, Greenville County, State of South Carolina, containing 8 acres, more or less, situate, lying and being on the southeastern side of Thrift Street, and having, according to plat prepared by C. O. Riddle, RLS, dated November, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Thrift Street and running thence S. 27-44 E. 703, 5 feet to an iron pin; thence S. 40-37 E. 357, 5 feet to an iron pin on Sage Street; thence along Sage Street N. 46-09 E. 223, 7 feet; thence N. 2-11 E. 277, 8 feet to an iron pin; thence N. 41-16 W. 199, 5 feet to an iron pin; thence N. 32-28 W. 522, 9 feet to an iron pin; thence S. 43-14 W. 125 feet to an iron pin; thence N. 32-29 W. 150 feet to an iron pin on the southeastern side of Thrift Street; thence along Thrift Street S. 43-14 W. 125 feet to the beginning corner.

The above is the same property conveyed to me by James B. Martin, et al on March 20, 1953, recorded in the RMC Office for Greenville County in Deed Book 480, at page 212.

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.

Georgia Fulton County
This mort. having been paid in full and satisfied