

JAMES R. MANN, Attorney at Law, Greenville, S. C. 29601

BOOK 1534 PAGE 753

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
CO. S. C.
3 05 PM '81
JAMES R. MANN
ATTORNEY AT LAW
GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James R. Mann and Virginia B. Mann,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edward E. Baswell, Connie Lee Andrea, Myrtle Andrea Roberts, and Fred W. Andrea, Jr. and John A. Andrea, Trustees under Trust Agreement dated June 28, 1980, and amended on August 17, 1980, or order

(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

One Hundred Thirty-one Thousand One Hundred Four and 88/100ths Dollars (\$ 131,104.88) due and payable Ten Thousand and no/100ths (\$10,000.00) Dollars on the 5th day of April, 1981, and a like amount on the fifth day of each month for an additional ten months, with the balance being due in full on or before March 5, 1982,

with interest thereon from date at the rate of 8 1/2 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:

Parcel No. 1: All that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, situate, lying and being on Howe Road (S. C. Road #115), containing 66.72 acres, more or less, and being known as property of J. Grover Farmer Estate as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book AAA, Page 11, reference to which plat is hereby made for a more particular description thereof, less, however, a 13.25 acre tract conveyed by the mortgagor herein on July 24, 1979, to

Parcel No. 2: All that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, situate, lying and being on Terry Creek Road, containing 176 acres, more or less, as shown on plat of property of M. C. Bradburne recorded in the RMC Office for Greenville County in Plat Book SSS, Page 394, reference to which plat is hereby made for a more particular description thereof. Said property is the same conveyed to James R. Mann by Poinsett Home Builders, Inc. by deed recorded on September 10, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1006, Page 498.

Parcel No. 3: All those pieces, parcels or lots of land in Chick Springs Township, Greenville County, State of South Carolina, situate, lying and being on the northern side of U. S. Super Highway No. 29 and being shown and designated as a 3.25 acre tract and a .84 acre tract on plat of property of W. A. Monk made by H. S. Brockman, R.L.S., dated May 14, 1962, and having the following metes and bounds, to-wit: 3.25 acres: Beginning at a nail in St. Mark Road at its intersection with U. S. Super Highway No. 29 and running thence along St. Mark Road N. 32-58 W. 217.9 feet to a (Continued on attached sheet)

Together with all and singular rights, members, herditaments, 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 Mortgagee 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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