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MORTGAGE OF REAL ESTATE—Mann, Fitch & KINGSWORTH, Attorneys at Law, Justice Building, Greenville, S. C.
OLLE, F. W. B. & R. M. C.

BOOK 1180 PAGE 555

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 B. & H. Investment Company, Inc.

(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 ONE THOUSAND AND NO/100THS- - - - - Dollars (\$21,000.00) due and payable ninety days (90) after date

with interest thereon from maturity at the rate of 8% per centum per annum, to be paid:

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:

those
"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, in Grove Township, situate, lying and being, near Donaldson Center and being known and designated as Lots 2, 3, 4, 5, 6, 11, 12, 14, and 15 of Block B, Blue Sky Park, as shown on plat thereof recorded in Plat Book S at page 183, reference to which plat is hereby craved for a more detailed description.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the northern side of Fair Street (now known as Shaw Street), and being known and designated as Lot 9, Block N of Park Place as shown on plat thereof recorded in Plat Book A at page 119, said lot fronts 50 feet on Fair Street with 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 Mortgagor by deed of Lois P. Hairston dated December 16, 1950 recorded in Deed Book 426 at page 197.

ALSO: All that piece, parcel or tract of land in Austin Township, Greenville County, State of South Carolina, containing 6.51 acres, more or less, and having, according to a plat of survey by Carolina Engineering & Survey Company the following metes and bounds, to-wit: BEGINNING at a point in the center of a county road known as Bethel Drive and running thence N. 31-00 E. 215.5 feet to an iron pin; thence S. 67-07 E. 886.5 feet to an iron pin; thence N. 89-38 E. 350.1 feet to an iron pin; thence along the line of property of Lucille B. Ellison, S. 9-17 E. 320.3 feet to a point in the center of the aforementioned Bethel Drive; thence along the center of Bethel Drive and following the curvature thereof, the chords being, N. 73-25 W. 412.4 feet, N. 69-56 W. 700.0 feet, and N. 67-17 W. 300.0 feet 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 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.