

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

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

GREENVILLE CO. S. C.

BOOK 1231 PAGE 531

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MORTGAGE OF REAL ESTATE

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

WHEREAS, James R. Mann

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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

TEN THOUSAND AND NO/100THS----- Dollars (\$10,000.00) due and payable

on demand

with interest thereon from date at the rate of eight (8%) 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:

tract  
"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, containing 48.1 acres, more or less, and being shown on plat entitled Property of Oak Shores, dated August 10, 1967, by Carolina Engineering and Survey Company recorded in the RMC Office for Greenville County in Plat Book at page and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Fork Shoals Road and running thence along the line of property now or formerly belonging to A. C. Rodgers, S. 49-37 W. 1696.7 feet to Reedy Fork Creek; thence following the line of the creek, the traverse line of which is N. 17-45 W. 134 feet; thence N. 30-45 W. 360 feet to a point; thence N. 50-40 W. 419 feet to a point; thence N. 71-15 W. 136 feet, more or less, to a point; thence leaving Reedy Fork Creek and running thence N. 41-45 E. 2460 feet to a point on Fork Shoals Road; thence running along Fork Shoals Road S. 12-30 E. 1000.6 feet to a point, joint corner of property conveyed herein and property of Deward A. Darnell and Carolyn A. Darnell; thence running along the Darnell property line and property of J. Wallace Hipps, S. 72-19 W. 500 feet to a point; thence running S. 40-45 W. 200 feet to a point; thence running S. 12-30 E. 250 feet to a point; thence running N. 40-45 E. 200 feet to a point; thence running N. 72-19 E. 500 feet to a point on the southwest side of Fork Shoals Road; thence running along Fork Shoals Road S. 12-30 E. 268.9 feet to the point of beginning.

The above described property is the same conveyed to me by Oak Shores, Inc. by deed of even date herewith to be recorded.

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.