

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE COUNTY
MAR 10 2 30 PM 1972

BOOK 1028 PAGE 483

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 FOUR HUNDRED THIRTY SIX AND 85/100THS- - - - - Dollars (\$10,436.85) due and payable

\$1,000.00 on principal each six (6) months after date

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-annually

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, in Chick Springs Township, situate, lying and being on the eastern side of Edwards Road and being known and designated as the major portion of a 26.03 acre tract of the Estate of William S. Edwards as shown on Plat thereof recorded in the RMC Office for Greenville County in Plat Book GG at page 101 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Edwards Road, at the corner of a 56.31 acre tract now or formerly owned by Mack A. Ashmore and running thence along the center of Edwards Road as the line the following courses and distances, to-wit: N. 19-37 W. 47.7 feet; N. 30-32 W. 161 feet; N. 17-39 W. 152 feet; N. 9-58 W. 156 feet; N. 23-15 W. 100 feet; N.42-30 W. 100 feet; N. 48-45 W. 122 feet; N. 32-44 W. 157 feet; N. 19-15 E. 115 feet; N. 3-19 W. 194 feet; N. 28-17 W. 81 feet; thence N. 54-35 W. 21 feet, more or less, to a point in the center of the bridge crossing Mountain Creek; thence down the creek 75 feet, more or less, to the corner of the small tract now or formerly of Robert W. Edwards; thence down Mountain Creek, N. 43-58 E. 115 feet to an iron pin; thence S. 34-28 E. 145 feet to an iron pin; thence S. 58-04 E. 130 feet to an iron pin; thence S. 1-0 E. 123 feet to an iron pin; thence S. 36-27 E. 191 feet to an iron pin; thence leaving Mountain Creek, N. 1-45 E. 196 feet to a stone at the corner of Property of Sloan Southern; thence along Southern's line, N. 45-48 E. 382.2 feet to an iron pin in Pine Stump; thence S.60-05 E. 410.8 feet to an iron pin; thence S. 37-30 E. 767 feet, crossing Mountain Creek to a stone and pin; thence S. 58-38 W. 1,116 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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 6 PAGE 265

SATISFIED AND CANCELLED OF RECORD
27 DAY OF May 19 72
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:00 O'CLOCK 4 M. NO. 25725

For Release O. J. Acree See Deed Book 914 Page 378 deed to E. H. Brubaker