

AUG 22 2 07 PM 1963

STATE OF SOUTH CAROLINA } OLLIE FARMWORTH
COUNTY OF GREENVILLE } R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

932 441

WHEREAS, We, James H. Fricks and Willie E. Fricks

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF GREENVILLE, 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 Three Thousand Four Hundred Fourteen and No/100-----

-----Dollars (\$ 3, 414. 00) due and payable \$56.90 per month for sixty months beginning September 22, 1963 and continuing thereafter until paid in full,

with interest thereon from ~~date~~ maturity at the rate of six(6%) per centum per annum, to be paid: on demand

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, Grove Township, south of the City of Piedmont, and being a portion of the subdivision of W. W. Bryson, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of S. C. Highway No. 20 (Formerly U. S. No. 29) at corner of Retha C. Hughey, running thence along her land, S. 64 W. 105 feet; thence along the Bryson Property, S. 34 E. 110 feet to a point in the center of unnamed road; thence along center of road, N. 32 E. 86.5 feet to a point in S. C. Highway #20; thence along said Highway, N. 15-30 W. 86.8 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed recorded in Deed Book 311, at Page 318.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to Saluda Valley Federal Savings & Loan Assn. of Williamston, S. C. on March 1, 1963 recorded in the R. M. C. Office for Greenville County in Mortgage Book 915, at Page 364.

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.

*Paid December 3, 1965.
Motor Contract Co. of Greenville
By: J. E. Phipps
Witness - Donna H. Sink
Judy G. Van Natta*

SATISFIED AND CANCELLED OF RECORD
4 DAY OF May 1967
Ollie Farmworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:24 O'CLOCK P. M. NO. 26708