

GREENVILLE
MORTGAGE OF REAL ESTATE of ¹¹⁻³² ~~11-19~~ ~~11-29 AM 1964~~ ¹⁹⁶⁴ MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) **DILLIE FARNSWORTH** **MORTGAGE OF REAL ESTATE** **BOOK 978 PAGE 579**
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Fred B. Anderson,

(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

Four Thousand Two Hundred Six and No/100-----Dollars (\$ 4,206.00) due and payable

Due and payable \$70.10 per month for 60 months beginning December 18, 1964, and continuing thereafter until paid in full.

maturity
with interest thereon from ~~xxx~~ at the rate of **six** 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**, **Saluda Township**, and containing **24.17 acres**, more or less, as shown on plat thereof prepared by **J. C. Hill** dated **October 12, 1948** and recorded in the **R. M. C. Office for Greenville County in Plat Book "V", Page 28** and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property now or formerly belonging to **O. A. Taylor and B. T. Cox**, and running thence with the line of the property now or formerly owned by said **Cox S. 27-30 E. 863.28 feet** to an iron pin; thence with line of land now or formerly belonging to **B. E. Boswell N. 51-30 E. 376.2 feet** to an iron pin; thence **N. 27-30 W. 135.96 feet** to an iron pin; thence **N. 51 E. 1174.8 feet** to an iron pin; thence **N. 8 W. 594 feet** to an iron pin; thence **S. 54-45 W. 1702.6 feet** to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated **May 17, 1958** and recorded in the **R. M. C. Office for Greenville County in Deed Book 598, Page 397.**

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 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 agreement for Re-advance + Extension see R.E.M. Book 1229 page 497
The Commission was Re-advanced + Extension see R.E.M. Book 1229 page 599*