

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

BOOK 987 PAGE 443

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles R. Gosnell and Gladys E. Gosnell,

(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 Ninety-Nine and 80/100-----Dollars (\$ 3,499.80 ) due and payable

Due and payable \$58.33 per month for 60 months beginning April 1, 1965, and continuing thereafter until paid in full.

with interest thereon from maturity 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, Chick Springs Township, on the southern side of the Gibbs Shoals Road about two miles south of the City of Greenville containing 1.15 acres, more or less, and having according to a plat by John A. Simmons dated September 23, 1961 the following metes and bounds, to-wit:

BEGINNING at an old nail in the center of the Gibbs Shoals Road at the corner of Gibbs Shoals Road and Dillard Drive and running thence along the line of Mrs. Tom Smith's property S. 52-40 E. 127 feet to an old stone and an iron pin; thence S. 26-25 E. 172.5 feet to an iron pin in branch; thence down the meanders of the branch, the chord being S. 61-37 W. 113.9 feet and S. 74-53 W. 83 feet to the center of a concrete culvert at a new road; thence along said Road N. 27-55 W. 100 feet; continuing thence N. 30-45 W. 122.5 feet to a nail in the center of Gibbs Shoals Road; thence along said Road N. 46-45 E. 100 feet; thence continuing N. 41-05 E. 59.7 feet to an old nail in the center of Gibbs Shoals Road, the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated September 23, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 683, Page 161.

This is a second mortgage, subject only to that first mortgage to Greer Federal Savings & Loan Association dated February 21, 1964 in the original amount of \$5500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 949, Page 592.

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 July 7, 1967.  
Motor Contract Co. of Greenville  
J. E. Phipps V.P.  
Witness Arlene Ramsey  
P. Gilbert*

SATISFIED AND CANCELLED OF RECORD  
11 DAY OF July 1967  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:31 O'CLOCK P. M. NO. 1453