

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

BOOK **1015** PAGE **531**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **I, Janie Dial Rice,**

(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 **One Thousand One Hundred Thirty-Seven and 12/100----- Dollars (\$ 1,137.12)** due and payable

Due and payable \$47.38 per month for 24 months beginning January 3, 1966; 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, in Greenville Township, containing 7.5 acres, and having, according to plat by J. C. Hill dated March 7, 1955, the following metes and bounds, to-wit:**

BEGINNING at an iron pin in the northern line of the 45 acre tract owned by Mattie Dial Free and mortgagor, which pin is 611.5 feet from the northwest corner of said tract and running thence with the line of property of Mattie Dial Free, S. 7-45 W. 265 feet to an iron pin; thence continuing with line of property of Mattie Dial Free, S. 82-15 E. 950 feet to an iron pin on branch; thence with the branch as a line N. 17-30 E. 420 feet to an iron pin at old rock dam; thence S. 88-40 W. 858 feet to an iron pin; thence N. 82-15 W. 182 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed dated March 8, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 520, Page 318.

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 Dec. 13, 1967.
Motor Contract Co. of Greenville
By J. E. Phipps
Witness - Melita D. Wilson
Arlene Ramsey*

SATISFIED AND CANCELLED OF RECORD
27 DAY OF Dec. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:05 O'CLOCK P M. NO. 17702

The Commission for Administrative & Technical Services R. M. C. for Greenville County 1043 page 153