

DEC 15 11 59 AM 1955

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1016 PAGE 447

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Furman L. Riddle and Myrl P. Riddle,

(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

Due and payable \$56.90 per month for 60 months beginning January 11, 1966, and continuing thereafter until paid in full.

with interest thereon from maturity at the rate of 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, Paris Mountain Township, situate on the northwest side of a 25 foot unnamed street and being shown as all of Lot 7 and the major portion of Lot 8 on plat of Berea Realty Company recorded in Plat Book "BB", at Page 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of a 25 foot unnamed street at the joint front corner of Lots 6 and 7 and running thence along line of Lot 6 in a northwesterly direction 160 feet to an iron pin; thence in a northwesterly direction along the rear line of Lots 7 and 8 121 feet to an iron pin in rear line of Lot 8 which pin is 33 feet from the joint rear corner of Lots 8 and 9; thence through rear of Lot 8 in a southeasterly direction 161 feet to an iron pin in front line of Lot 8 on the northern side of a 25 foot street which point is 30.25 feet from the joint corner of Lots 8 and 9; thence along the northwestern side of said 25 foot street 109.25 feet to the beginning corner.

The above is the same property conveyed to the mortgagors by deed dated November 9, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 514, Page 158.

This is a second mortgage, subject only to that first mortgage to Fidelity Federal Savings & Loan Association dated March 17, 1956 in the original amount of \$6800.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 671, Page 561.

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 Feb. 3rd, 1970

*Motor Contract Co.
of Greenville*

By: James E. Shipp

Wit: Linda Harrelson

Jaye Wagner

SATISFIED AND CANCELLED OF RECORD

27
Feb 1970
Allie Gansworth

R. M. C. FOR CHARGES ONLY \$5.00
P 12528