

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1021 PAGE 29

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Thomas L. Blackwell,

(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

Five Thousand Nine Hundred Seventy-Six and 60/100----- Dollars (\$ 5,976.60) due and payable

Due and payable \$99.61 per month for 60 months beginning February 28, 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, City of Greenville, being known and designated as Lot No. 13 on plat of Elletson Acres, Section B, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", Page 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Lowndes Avenue, joint front corner of Lots Nos. 13 and 14 and running thence N. 47-53 W. 174.7 feet to an iron pin, joint rear corner of Lots Nos. 13 and 14; thence S. 48-0 W. 80.4 feet to an iron pin, joint rear corner of Lots Nos. 12 and 13; thence S. 47-53 E. 182.9 feet to an iron pin on Lowndes Avenue; thence along said Lowndes Avenue N. 42-07 E. 80 feet to an iron pin, the point of beginning, except a five foot strip along the southwesterly side of this lot which strip has been added to and made a portion of Lot No. 12.

The above is the same property conveyed to the mortgagor by deed dated February 11, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 616, Page 533.

This is a second mortgage, subject only to that first mortgage given to C. Douglas Wilson & Co. dated February 12, 1959 in the original amount of \$14,300.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 775, Page 307.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 15 PAGE 42

SATISFIED AND CANCELLED OF RECORD
3 DAY OF April 1973
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:19 O'CLOCK P. M. NO. 27950