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

BOOK 1057 PAGE 325

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTH
R. M. C.
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, John B. Goodwin and Helen P. Goodwin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Motor Contract Company of Greenville, Inc., its Successors and Assigns forever:

(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

Six Thousand Four Hundred Forty-Two and 80/100 -----Dollars (\$ 6,442.80) due and payable

Due and payable at the rate of \$107.38 per month for sixty (60) months beginning June 10, 1967 and continuing thereafter until paid in full.

with interest thereon from maturity at the rate of seven 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

All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Saluda River and being the eastern portion of Tract C on plat of property of W. W. Pate and having, according to a survey prepared by R. B. Bruce dated March 17, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Tracts C and B in line of Tract A and running thence with line of Tract A S. 86-50 W. 149 feet to an iron pin at the corner of property now or formerly owned by Anderson Watts, Jr.; thence with the line of said property N. 3-10 W. 54 feet to an iron pin; thence continuing with the line of said property N. 45-48 W. 101.4 feet to an iron pin on Saluda River; thence with the high water mark of Saluda River as the line, the traverse of which is N. 70-48 E. 183.3 feet to an iron pin at the corner of Tract B; thence with line of said Tract S. 16-12 E. 162.9 feet to the point of beginning; TOGETHER with the mortgagors' right to use a certain 18-foot road and the hard surfaced road leading from White Horse Road to E. W. Montgomery's lodge known as Piney Road; TOGETHER ALSO, with the mortgagors' right to use the water system situate on the boundry of said property.

The above is the same property conveyed to the mortgagors by deed recorded in Deed Book 794, at Page 456.

This is a second mortgage, being junior in lien to a first mortgage to Central Realty Corporation dated March 24, 1966 in the original amount of \$14,500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1026, at Page 137.

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 9 PAGE 131

SATISFIED AND CANCELLED OF RECORD

29 DAY OF July 1972
Elizabeth Reddell

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:07 O'CLOCK A. M. NO. 2748