

MORTGAGE OF REAL ESTATE—GREENVILLE, S. C. **FILED**
GREENVILLE, S. C. **W. H. BRISSEY, Attorneys at Law, Greenville, S. C.**

BOOK **1096** PAGE **181**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } **27 12 03 PM 1968** MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Frances Reynolds McQuay,

(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

Six Thousand Two Hundred Seventy-Four and 80/100-----Dollars (\$ 6,274.80) due and payable

Due and payable at the rate of \$104.58 per month for sixty (60) months beginning July 25, 1968 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 **Greenville, Gantt Township**, containing **5.69 acres**, more or less, and having the following metes and bounds, to-wit: BEGINNING at a point in the middle of Standing Springs Road on old line; thence N. 25 1/2 W. 2.00 chains to a point in the middle of said road; thence N. 61 1/4 W. 2.71 chains to a point in the middle of said road; thence N. 17 W. 3.57 chains to a stone in the field; thence N. 57 E. 9.08 chains to a stone on the east bank of a plantation road; thence S. 46 E. 5 chains to a large oak in the Charles line; thence S. 33 W. 3.20 chains to an iron pin; thence S. 41 W. 7.16 chains to the beginning corner.

ALSO, All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina about eight miles southeast of the City of Greenville and near Conestee Mills and being more fully described as follows: BEGINNING at an iron pin on the northern bank of a road at the corner of lands of C. M. Payne and running thence along C. M. Payne line N. 74 E. 7.38 chains to a pin in the Charles line; thence S. 34 1/2 W. 7.75 chains to a dead oak in the Charles line; thence N. 41 1/2 W. 4.95 chains to the beginning corner, and containing 1.78 acres, more or less.

LESS, HOWEVER, that portion conveyed to Eugene Reynolds by the mortgagor herein by deed dated January 14, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 632, at Page 111 and being described as follows: All that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina and having, according to plat of the property of W. H. and Frances Reynolds, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of property of the mortgagor herein in the center of a road (which road runs in a southwesterly direction toward the Standing Springs County Road) and running thence along said road S. 10-06 E. 156 1/2 feet to an iron pin; thence turning and running N. 69-10 W. 357 feet to an iron pin in the eastern line of the property of the mortgagor herein; thence N. 31-22 E. 200 feet to an iron pin; thence S. 74-53 W. 121.7 feet to an iron pin; thence S. 72-10 W. 365.2 feet to an iron pin, the point of beginning, leaving approximately six and one-half (6 1/2) acres to be mortgaged herein.

This being the same property conveyed to the mortgagor by deed dated October 25, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 632, at Page 149.

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.

Handwritten: 157-
James S. Land
R. M. C. FOR GREENVILLE COUNTY
AT 10 O'CLOCK

FOR INFORMATION TO THE MORTGAGEE
SATISFACTION BOOK *4* *711*