

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 335

AUG 24 2 16 PM 1964

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Shirley B. Ritz,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Carolina Mortgage Company

(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 Five Hundred Thirty-Eight and No/100----- Dollars (\$ 3,538.00) due and payable

Due and payable \$67.96 per month for 60 months beginning September 21, 1964; payments to be applied first to interest, balance to principal.

with interest thereon from date at the rate of six per centum per annum, to be paid monthly

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, on the western side of Scout Road and being known and designated as Lot No. 30 on plat of Property of Greenville Motor Boat Club recorded in the R. M. C. Office for Greenville County in Plat Book "Y", Page 21 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Scout Road, joint front corner of Lots Nos. 29 and 30 and running thence along the common line of said lots N. 68-28 W. 135 feet to a point on a river; thence with the high line of the river as the boundary in a southerly direction 75 feet, more or less, to a point, joint rear corner of Lots Nos. 30 and 31; thence with the common line of said lots S. 70-30 E. 125 feet to an iron pin on the western side of Scout Road; thence with said Road N. 21-32 E. 70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed dated November 15, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 691, Page 164.

This is a second mortgage, subject only to that first mortgage given to D. F. Fowers dated October 1, 1959 in the original amount of \$8500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 804, Page 409.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby assigns, transfers and sets over unto THE OXFORD FINANCE COMPANIES, INC., MARYLAND CREDIT FINANCE DIVISION, the within mortgage, without recourse.

Witness:

FIRST CAROLINA MORTGAGE COMPANY

Butt R. Lawter
James C. ...

BY *David B. ...*

Together with all and singular rights, members, herditaments, 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.

The note secured by the within mortgage having been duly satisfied and paid, the within mortgage is hereby satisfied this 2nd day of December 1969.

*The Oxford Finance Companies Inc.
Maryland Credit Finance Division
By Maurice Bonow asst. Vice Pres.
attest: H. M. Elpheth asst. Secty.
Witness D. M. Koneck
Mary Ann Sablich*

SATISFIED AND CANCELLED OF RECORD
15 DAY OF Dec. 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 13696