

For Agreement for Advances & Extension of Loan, see R.E.M. Book 1361 Page 898

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For Advance & Extension of Loan, see R.E.M. Book 1473 pg. 194

MORTGAGE OF REAL ESTATE - OFFICES OF MANN & MANN, Attorneys at Law, Greenville, S. C.

BOOK 1003 PAGE 25

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
OFFICE OF REC. CLERK
AUG 2 8 50 AM 1965
OLLIE FARRSWORTH
R. M. C.

WHEREAS, I, George W. Coleman, Jr.,

(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

Seven Thousand Four Hundred Seventy-One and 20/100----- Dollars (\$ 7,471.20) due and payable

Due and payable \$124.52 per month for 60 months beginning August 30, 1965, 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, on the western side of Haynsworth Road, being the major portion of Lot No. 29 as shown on a plat of Farr Estates, recorded in the R. M. C. Office for Greenville County in Plat Book "M", at Page 19, and having, according to a more recent plat made by J. C. Hill dated October 21, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Haynsworth Road and running thence with line of Putman Road, S. 66-50 W. 197 feet to pin; thence N. 30-30 W. 201.8 feet to an iron pin; thence N. 67-20 E. 197 feet to pin on Haynsworth Road; thence with the western side of Haynsworth Road, S. 30-30 E. 200 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated August 4, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 505, Page 298.

This is a second mortgage, subject only to that first mortgage given by the mortgagor to Independent Life & Accident Insurance Company dated October 26, 1959 in the original amount of \$8300.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 806, Page 522.

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.

SATISFIED AND CANCELLED OF RECORD
8 DAY OF April 19 81
Mannie J. Jackson
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:21 O'CLOCK A. M. NO. 2242

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 23 PAGE 1406