

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 23 10 40 AM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, G. T. Simpson and Lillian L. Simpson,

(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

Four Thousand Six Hundred Thirty-Two and No/100----- Dollars (\$ 4,632.00) due and payable

Due and payable \$77.20 per month for 60 months beginning April 26, 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, on the northern side of Rollinggreen Road and being known and designated as Lot No. 246, Sector V, Botany Woods Subdivision according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "YY", at Pages 6 and 7 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rollinggreen Road at the joint front corner of Lots Nos. 245 and 246 and running thence along the joint line of said lots N. 3-00 E. 203 feet to an iron pin in the line of property now or formerly of Howell; running thence along the rear line of Lot No. 246, S. 88-59 E. 98 feet to an iron pin on the western side of Howell Road; thence along the western side of Howell Road S. 1-01 W. 180.8 feet to an iron pin at the intersection of said Howell Road and Rollinggreen Road; thence with the curve of said intersection, the chord of which is S. 46-49 W. 34.8 feet to an iron pin; thence with the northern side of Rollinggreen Road N. 87-23 W. 80 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated May 31, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 750, at Page 425.

This is a second mortgage, subject only to that mortgage to First Federal Savings & Loan Association dated January 16, 1964 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 946, at Page 284.

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.

*Paid April 15, 1968.
Motor Contract Co. of Greenville
By J. E. Phipps v. Pres. Mgr.
Witness - J. W. Hooks
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD
26 DAY OF April 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
10:17 O'CLOCK A. M. NO. 27884