

JUN 18 2 41 PM 1963

BOOK 925 PAGE 505

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Albert L. Spake,

(hereinafter referred to as Mortgagor) is well and truly indebted unto INC.

MOTOR CONTRACT COMPANY OF GREENVILLE,

(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

Forty Seven Hundred Five and 80/100 Dollars (\$ 4705.80 ) due and payable \$78.43 per month for sixty months beginning the 17th day of July, 1963 and continuing thereafter until paid in full,

maturity with interest thereon from ~~1963~~ 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

All that piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as Lot No. 12, Western Hills, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at pages 98 and 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tuscon Drive at the joint front corner of Lots Nos. 11 and 12 and running thence N. 89-45 E. 65 feet to an iron pin situate on the front line of Lot No. 12; thence N. 88-43 E. 20 feet to an iron pin joint rear corner of Lots Nos. 12 and 13; thence along the common line of Lots Nos. 12 and 13 S. 18-11 E. 134 feet to an iron pin, joint rear corner of Lots Nos. 12 and 13; thence along the rear line of Lot No. 12 S. 85-52 W. 128 feet to an iron pin, joint rear corner of Lots Nos. 11 & 12; thence along the common line of Lots Nos. 11 and 12 N. 0-15 E. 136.5 feet to an iron pin, the point of beginning.

The above property is the same conveyed to me by deed dated April 12, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 648, Page 126.

It is expressly understood that this is a second mortgage subject to that first mortgage given to Shenandoah Life Insurance Company dated April 12, 1960 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 821, Page 79 in the original amount of \$8,000.00

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. (over)

For Agreement for Re-Admission See R. M. C. Book 1090 Page 531

Paid March 20, 1964.  
Motor Contract Co. of Greenville  
By J. E. Phipps Pres.  
Witness Eagle R. Keown  
John Stagner

SATISFIED AND CANCELLED OF RECORD

27 DAY OF March 1964  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:05 O'CLOCK P. M. NO. 22735