

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
JAN 16 11 51 AM 1964

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

WHEREAS, J. HOWARD PENLAND

(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 Two Thousand Two Hundred Sixty-three and 32/100

Dollars (\$ 2, 263. 32) due and payable

at the rate of \$62. 87 per month for 36 months, beginning February 16, 1964, and continuing thereafter until paid in full,

maturity
with interest thereon from ~~1964~~ at the rate of SEVEN per centum per annum, to be paid:

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, known and designated as Lot No. 71 of Cherokee Park Subdivision, plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book C, page 96, and having the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Cateechee Road, joint front corner of Lots 71 and 72; running thence S. 78-45 W., 60 feet to an iron pin joint corner of Lots 70 and 71; thence with line of Lot 70, N. 14-15 W., 184 feet to an iron pin; thence N. 75-45 E., 60 feet to an iron pin, joint corner of Lots 71 and 72; thence with the line of Lot 72, S. 14-15 E., 186 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed dated August 29, 1959, recorded in the RMC Office for Greenville County, S. C., in Deed Book 633, at page 294.

This is a second mortgage subject only to that first mortgage to E. E. Lusk in the original amount of \$8,500.00, dated August 29, 1959, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 801, at page 317.

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.

*Paid May 11, 1966
Motor Contract Co. of Greenville
By: J. E. Phipps
Witness
J. O. Fagan
Mary Jo Erwin*

SATISFIED AND CANCELLED OF RECORD
13 DAY OF June 1966
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:59 O'CLOCK A. M. NO. 35238

Handwritten note on right margin: "Mortgagee has advanced & substituted for P. E. M. Bond 975-0221-557"