

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MORTGAGE OF REAL ESTATE BOOK 951 PAGE 107

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 5 4 02 PM 1964

OLLIE FARNSWORTH
R.M.C.

WHEREAS, Leroy Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Michael Allen Mortgage Service Co.

(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 Three Hundred Ninety-Six and no/100

----- Dollars (\$ 4,396.00) due and payable
in sixty (60) equal monthly installments of Eighty-Four and 44/100
(\$84.44) Dollars each, beginning on the 15th day of April, 1964, and
on the 15th day of each and every month thereafter until paid in full,
which amount includes interest and costs,
maturity
with interest thereon from ~~1964~~ at the rate of six (6%) per centum per annum, to be paid: annually

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, to-wit: the improvements described in the plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, Page 142, located at the northwest corner of the intersection of Paris Mountain Avenue and Beacon Street, also known as 17 Paris Mountain Avenue, Greenville, South Carolina.~~

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7, Property of B. E. Geer, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, Page 142, located at the northwest corner of the intersection of Paris Mountain Avenue and Beacon Street, also known as 17 Paris Mountain Avenue, Greenville, South Carolina.

This mortgage is junior in rank to the mortgage executed by the mortgagor to Carolina Federal Savings and Loan Association, recorded in said R. M. C. Office in Mortgage Book 756, Page 344.

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.

This Mortgage Assigned to The Oxford Finance Companies Inc., Maryland
on 5 day of March, 1964. Assignment recorded Credit Fin. Division
in Vol. 951 of R. E. Mortgages on Page 107

Cancelled this 23rd day of March, 1964.

The Oxford Finance Companies, Inc.
Maryland Credit Finance Division

Witness:
By: J. R. Rothenberg -
A. S. de Turk

SATISFIED AND CANCELLED OF RECORD
30th day of March 1964
Ollie Farnsworth -
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:51 O'CLOCK A. M. NO. 27502.