

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA NOV 19 11 35 AM 1964
COUNTY OF GREENVILLE

BOOK 978 PAGE 585

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Truman S. Mullikin,

(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

Three Thousand Six Hundred Sixty and 60/100----- Dollars (\$ 3, 660. 60) due and payable

Due and payable \$61.01 per month for 60 months beginning December 18, 1964,
and continuing thereafter until paid in full.

maturity
with interest thereon from ~~xxx~~ 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, both within and without the City of Greenville, on the Northern side of Arlington Avenue being known and designated as the southern portion of Lot No. 13, Block A, as shown on a plat of the property of the Pendleton Street Realty Association recorded in the R. M. C. Office for Greenville County in Plat Book "A", at Pages 122 and 123 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Arlington Avenue (shown on the above mentioned plat as Garlington Street), the joint front corner of Lots Nos. 12 and 13 of Block A, and running thence along the joint line of said lots in a northwesterly direction (approximately N. 28 W.) 102 feet, more or less, to an iron pin at the rear corner of a lot heretofore conveyed to Bowen; thence along Bowen's line, S. 66-28 W. 74.2 feet to an iron pin on the line of Lot No. 14 of Block A; thence along the line of that lot, in a southeasterly direction, (approximately S. 27 E.) 101 feet more or less, to an iron pin on the northern side of Arlington Avenue; thence along the Northern side of Arlington Avenue N. 59-27 E. 74 feet, 1 1/2 inches to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed dated September 27, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 509, Page 177.

This is a second mortgage, subject only to that first mortgage given by the mortgagor to First Federal Savings & Loan Association dated December 16, 1958 in the original amount of \$5500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 769, Page 144.

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 August 18, 1969.
Motor Contract Co. of Greenville
J. E. Phipps Pres.
Witness L. O. Bruce
Joyce Wagner

SATISFIED AND CANCELLED OF RECORD
11 DAY OF Aug 19 70
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:55 O'CLOCK P. M. NO. 3373