

FILED
GREENVILLE CO. S. C.

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

BOOK 979 PAGE 257

STATE OF SOUTH CAROLINA

NOV 24 3 31 PM 1964

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles L. Coleman,

(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 One Hundred Thirty-Seven and 40/100----- Dollars (\$ 3,137. 40) due and payable

Due and payable \$52.29 per month for 60 months beginning December 24, 1964, and continuing thereafter until paid in full.

maturity

with interest thereon from ~~time~~ 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, City of Greenville, being known and designated as Lot No. 57 as shown on a plat prepared by C. C. Jones, dated February 1963 entitled "Extension of Shamrock Acres", recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "RR", at Page 118 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Kingswood Drive at the joint front corner of Lots Nos. 57 and 58, and running thence with the line of Lot No. 58 N. 46-14 W. 170 feet to an iron pin in the rear line of Lot No. 64; thence with the rear line of Lots Nos. 64 and 65 N. 45-25 E. 85 feet to an iron pin at the joint rear corner of Lots Nos. 56 and 57; thence with the line of Lot No. 56 S. 55 E. 160.3 feet to an iron pin on the northwestern side of Kingswood Drive; thence with the northwestern side of Kingswood Drive S. 35 W. 50 feet to an iron pin; thence continuing with the northwestern side of Kingswood Drive and following the curve thereof, the chord of which is S. 42-37 W. 60 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated April 30, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 723, Page 149.

This is a second mortgage, subject only to that first mortgage given to Carolina Federal Savings & Loan Association dated June 4, 1963 in the original amount of \$9,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 924, Page 325.

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 Sept. 2, 1964.
Motor Contract Co. of Greenville
J. C. Phipps Pres.
Witness Linda Handerson
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD
22 DAY OF Sept 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:35 O'CLOCK P. M. NO. 7052

The Commission for the Administration of the Courts, Greenville, S. C. Case No. 1191 (Page 257)