

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 997 PAGE 409

FILED
GREENVILLE CO. S. C.
JUN 17 5 05 PM 1965
OLLIE F. JAMES, JR.
R. M. C.

WHEREAS, I, James Irvin Walker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MOTOR CONTRACT COMPANY OF GREENVILLE, INC.**, its successors and assigns forever:

(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 -----

Twenty Eight Hundred Thirty Eight and 60/100----- Dollars (\$ 2838.60) due and payable

\$47.31 per month for 60 months beginning July 11, 1965, and continuing thereafter until paid in full,

with interest thereon from maturity 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

All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, at the southwestern corner of the intersection of Hunts Bridge Road (also known as Cedar Lane Road) and Lake Drive and containing 2 acres, more or less, and being a portion of the 12-acre tract designated "Brucie" on plat of Property of Julia A. Walker Estate recorded in the R. M. C. Office for Greenville County in Plat Book "PP", at Page 47 and having the following metes and bounds, to-wit:

BEGINNING at a point at the southwestern corner of the intersection of Hunts Bridge Road and Lake Drive and running thence along the southern side of Lake Drive in a westerly direction 420 feet; thence in a southerly direction parallel with Hunts Bridge Road 210 feet; thence in an easterly direction parallel with Lake Drive 420 feet to a point on the western side of Hunts Bridge Road; thence along the western side of Hunts Bridge Road in a northerly direction 210 feet to the point of beginning.

The above is a portion of the property devised to the mortgagor by Brucie Walker. See Apt. 695, File 29 Probate Judge's Office for Greenville County.

This is a second mortgage, being junior in lien to a first mortgage given by the mortgagor to A. C. Hodgens in the original amount of \$2,000.00 dated September 5, 1962, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 900, at Page 527.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 602

SATISFIED AND CANCELLED OF RECORD

DAY OF June 1965
Ollie James, Jr.

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:15 O'CLOCK P. M. NO. 32851