

SEP 13 4 39 PM 1965

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE BOOK 1007 PAGE 361

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mittie A. Shumate,

(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 Four Hundred Fourteen and No/100----- Dollars (\$ 3,414.00) due and payable

Due and payable \$56.90 per month for 60 months beginning October 13, 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 Greenville, City of Greenville, on the southeastern side of Bennett Street, and being known and designated as Lot No. T-11 on Plat of Property of C. H. Talley recorded in the R. M. C. Office for Greenville County in Plat Book "H", Page 116 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bennett Street, said pin being the joint front corner of Lots Nos. T-11 and T-12 and running thence with the common line of said lots S. 70-30 E. 150 feet to an iron pin, joint rear corner of Lots Nos. T-11 and T-12; thence S. 19-30 W. 51 feet to an iron pin, joint rear corner of Lots Nos. T-10 and T-11; thence with the common line of said lots N. 70-30 W. 150 feet to an iron pin on the southeastern side of Bennett Street; thence with said Street S. 19-30 E. 51 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated July 30, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Book 779, Page 17.

This is a second mortgage, being subject only to that first mortgage given to C. Douglas Wilson & Co. in the original amount of \$9200.00 dated April 13, 1950 recorded in the R. M. C. Office for Greenville County in Mortgage Book 455, Page 531 and assigned to Walthem Federal Savings & Loan Association by assignment recorded in the R. M. C. Office for Greenville County in Mortgage Book 592, Page 511.

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.

*Paid Feb. 2, 1966
Motor Contract Co.
of Greenville
By: J. E. Phipp
Judith B. Van Natta
J. O. Fagan*

SATISFIED AND CANCELLED OF RECORD

11 DAY OF February 1966

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

AT 3:16 O'CLOCK P. M. NO. 23438