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

BOOK 1020 PAGE 39

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE F. FARNSWORTH

R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles Douglas Rich,

(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

Four Thousand Eight Hundred Seventeen and 76/100----- Dollars (\$ 4,817.76) due and payable

Due and payable \$100.37 per month for 48 months beginning February 18, 1966, 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, near the Town of Mauldin and being known and designated as Lot No. 229 of Pine Forest and being more particularly shown on plat recorded in Plat Book "QQ", at Pages 106 and 107 in the R. M. C. Office for Greenville County and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Old Trail Road, corner of Lot No. 228; thence with the line of said lot N. 28-07 E. 150 feet to an iron pin; thence along the rear line of Lot No. 232 S. 61-53 E. 100 feet to an iron pin in line of Lot No. 230; thence with the line of Lot No. 230 S. 28-07 W. 150 feet to an iron pin in said Road; thence along the line of said Road N. 61-53 W. 100 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated May 24, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Book 774, Page 126.

This is a second mortgage, subject only to that first mortgage given to First Federal Savings & Loan Association dated May 25, 1965 in the original amount of \$13,200.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 995, Page 576.

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 Dec. 11, 1968.

Motor Contract Co. of Greenville

J. E. Phipps V.P.

*Witness J. P. Freeman
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD

30 DAY OF *Dec.* 19 *68*

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

AT *10:22* O'CLOCK *A* M. NO. *15375*

The Commission for Automobile & Air Transportation Sec. R. M. C. 1092, Page 77