

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 10 10 58 AM 1966

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, We, James A. Walden and Jo Ann A. Walden,

(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

Two Thousand Six Hundred Thirty-Six and 64/100----- Dollars (\$ 2,636.64 ) due and payable

Due and payable at the rate of \$73.24 per month for 36 months beginning June 9, 1966, and continuing thereafter until paid in full.

with interest thereon from maturity at the rate of seven 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 City of Greenville, on the western side of East Dorchester Boulevard, known and designated as Lot No. 93 on plat of Belle Meade, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "EE", at Page 116 and 117 (also recorded in Plat Book "GG", at Page 95), said lot fronting 70 feet along the western side of East Dorchester Boulevard, running back to a depth of 203 feet on the southern side, to a depth of 199.4 feet on the northern side and being 70.05 feet across the rear.

The above is the same property conveyed to the mortgagors by deed dated April 22, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 721, at Page 128.

This is a second mortgage, subject only to that first mortgage given to The Prudential Insurance Company of America dated April 23, 1963 in the original amount of \$11,350.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 919, at Page 589.

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 June 19, 1969*

*Motor Contract Co. of Greenville*

*By J. E. Phipps President*

*Witness Jean Noon  
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD

8 DAY OF July 1969

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

AT 4:21 O'CLOCK P. M. NO. 573