

SEP 28 2 29 PM 1966

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE F. BROWN
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1041 PAGE 493

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James R. Mann and Virginia B. Mann,

(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

Five Thousand Three Hundred Fifty and No/100-----Dollars (\$ 5,350.00) due and payable

Due and payable at the rate of \$445.83 per month for a period of twelve (12) months beginning October 23, 1966 and continuing thereafter on the 23rd day of each and every month 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, in the City of Greenville, on the northern side of West Mountain View Avenue, known and designated as Lots Nos. 16 and 17, Section A of Buist Circle, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "C", Page 10 and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Mountain View Avenue, joint front corner of Lots Nos. 15 and 16 and running thence along the common line of said lots N. 9-45 E. 273 feet to an iron pin on a 10 foot alley, joint rear corner of Lots Nos. 15 and 16; thence along said 10 foot alley, along the rear lines of Lots Nos. 16 and 17 S. 72-30 E. 200 feet to an iron pin, joint rear corner of Lots Nos. 17 and 18; thence along the common line of said lots S. 9-45 W. 245 feet to an iron pin on the northern side of West Mountain View Avenue; thence along said Avenue N. 80-15 W. 200 feet to an iron pin on the northern side of West Mountain View Avenue, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed dated January 4, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 568, Page 228.

This is a second mortgage being junior in lien to that certain mortgage to Fidelity Federal Savings and Loan Association dated June 15, 1962 in the original amount of \$15,000.00, said mortgage being recorded in the R. M. C. Office for Greenville County in Mortgage Book 893, Page 110.

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 23 PAGE 802

SATISFIED AND CANCELLED OF RECORD
13 DAY OF June 1974
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:31 O'CLOCK P. M. NO. 31910

For Agreement for Advance & Extension of Lien of Mortgage see R.M.C. Book 1148 Page 105
" Agreement for Advance & Extension of R.M.C. Book 1175 Page 451.

The agreement for the advance & extension of the R.M.C. Book 1148 Page 105
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