

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

BOOK 1058 PAGE 319

ALL WHOM THESE PRESENTS MAY CONCERN:

Mrs. Ollie Farnsworth  
R. M. C.

WHEREAS, I, J. M. Dean, and Nettie G. Dean

(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 and No/100----- Dollars (\$ 4,000.00 ) due and payable

Due and payable at the rate of \$40.00 per month beginning June 17, 1967 and continuing thereafter until paid in full; payments to be applied first to interest, balance to principal with the balance being due and payable at the end of three (3) years. with interest thereon from date at the rate of six and one-half per centum per annum, to be paid: monthly

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 Fairview Township, north of Fountain Inn, South Carolina, containing 4.17 acres, more or less, and being shown on plat of Calvin Lee and Louise M. Shelton recorded in the R. M. C. Office for Greenville County in Plat Book "AAA", at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Hunter Road and Jones Mill Road and running thence along the center of Jones Mill Road, N. 20-45 E. 318.8 feet to an iron pin; thence N. 20-45 E. 86.5 feet to an iron pin; thence N. 24-20 E. 63.5 feet to an iron pin; thence N. 33-10 E. 95.6 feet to the center of said road; thence N. 63-15 W. 232 feet to an iron pin; thence N. 76-25 W. 386.6 feet to a point in the center of Hunter Road; thence following the center of Hunter Road the following courses and distances: S. 67-17 E. 135 feet; S. 30-43 E. 100 feet; S. 9-30 W. 200 feet; S. 15-53 E. 150 feet; S. 41 E. 100 feet; S. 39-50 E. 195.9 feet to the point of beginning. This description includes a .59 acre tract previously conveyed by Louise Y. Garrett to Calvin Lee and Louise M. Shelton recorded in Deed Book 634, at Page 489 and all of that property conveyed to Calvin Lee Shelton and Louise M. Shelton by deed of Louise Y. Garrett recorded in Deed Book 706, at Page 75.

This is a second mortgage, being junior in lien to that certain mortgage to Fountain Inn Federal Savings & Loan Association dated August 29, 1962 in the original amount of \$11,500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 900, at Page 275.

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 3 PAGE 657

SATISFIED AND CANCELLED OF RECORD  
29 MAY 1971  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:04 O'CLOCK P. M. NO. 15004