

FILED
GREENVILLE CO. S. C.

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

BOOK 1098 PAGE 661

STATE OF SOUTH CAROLINA JUL 30 4 14 PM 1968

COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

OLLIE FERGUSON TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS,

We, Horace M. Ferguson and Jeanette D. Ferguson,

(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 Sixty-Four and No/100----- Dollars (\$ 2,664.00) due and payable

Due and payable at the rate of \$74.00 per month for thirty-six (36) months beginning August 26, 1968 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, in Chick Springs Township, on the southern side of Sunnydale Drive, formerly Butler Avenue, and being known and designated as Lot No. 19 of Cole Acres Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "P", at Page 73 and having such metes and bounds as shown on said plat, reference to which is hereby made for a more complete description.

The above is the same property conveyed to the mortgagors by deed dated July 7, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 629, at Page 132.

This is a second mortgage, being junior in lien to that certain mortgage given to Aiken Loan & Security Company dated August 22, 1962 in the original amount of \$8,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 899, at Page 143.

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.

SATISFIED AND CANCELLED OF RECORD

1st DAY OF April 1968

Norman J. Taylor

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

AT 210X LOCK P. M. NO. 27193

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 1098 PAGE 661

For Payment for Residence + Extension of Term see R. M. C. Book 1194 Page 13