

SEP 3 2 40 PM 1968

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

BOOK 1102 PAGE 01

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Paul Edward Erskine,

(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 Two Hundred Fifty-Six and No/100----- Dollars (\$ 5,256.00) due and payable

Due and payable at the rate of \$146.00 per month for thirty-six (36) months beginning September 28, 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 O'Neal Township, near the Millford Baptist Church, and about four miles northwest of the City of Greer, being shown as Lots Nos. 8 and 9, on a plat of property made for W. E. Bannister, plat made by W. P. Morrow, Surveyor, and revised by H. S. Brockman, recorded in the R. M. C. Office for Greenville County in Plat Book "MM", Page 25 and having the foll owing courses and distances:

BEGINNING on a stake on the western margin of Joan Street, joint front corner of Lots Nos. 7 and 8 on said plat, and runs thence with the common line of Lots Nos. 7 and 8, S. 83-03 W. 298 feet to a stake on line of property now or formerly owned by Hudson; thence with that line N. 16-50 W. 280 feet to a stake, rear corner of Lots Nos. 9 and 10; thence with the common line of Lots Nos. 9 and 10 N. 83-03 E. 296.2 feet to a stake on the western margin of Joan Street; thence therewith S. 17-10 E. 280 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated March 8, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 719, Page 99.

This is a second mortgage, subject only to that first mortgage given by the mortgagor to Woodruff Federal Savings & Loan Association in the original amount of \$14,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 916, Page 574.

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.

See agreement for Resubmission & Extension of Deed see R. M. C. Book 1159 Page 451.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 38 PAGE 630

RECORDED AND FILED OF RECORD
19th May 76
Hannibal J. Brantley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:24 P.M. BOOK NO. 29759