

FILED
MORTGAGE OF REAL ESTATE—Manit, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 23 9 55 AM 1969

MORTGAGE OF REAL ESTATE

BOOK 1115 PAGE 267

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

WHEREAS, We, RAY N. MILLER and BETTY J. MILLER,

(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 Seven Thousand Four Hundred Forty-Nine and 60/100-----

-----Dollars (\$ 7, 449. 60) due and payable

at the rate of \$124.16 per month, beginning February 17, 1969 and continuing thereafter on the 17th day of each and every month for sixty (60) months, 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, on the Northeastern side of Roper Mountain Road and having, according to plat of the property of JEROME S. NUNN, recorded in the R. M. C. Office for Greenville County in Plat Book "RRR", at Page 61, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Roper Mountain Road, joint front corner of within property and that now or formerly of C. C. Satterfield; thence with the Satterfield line N. 45-55 E. 1023.1 feet to an iron pin; thence S. 29-30 E. 206.65 feet to an iron pin; thence S. 45-55 W. 971.1 feet, more or less, to an iron pin in the center of Roper Mountain Road; thence with the center of Roper Mountain Road N. 44-05 W. 200 feet to the point of beginning.

This is a second mortgage subject to that first mortgage to First Federal Savings and Loan Association in the original amount of \$26,000.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1069, at Page 455.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 Aug. 28, 1969.
Motor Contract Co. of Greenville
By J. E. Phipps Pres.
Witness L. O. Bruce Jr.
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD

12 DAY OF Sept. 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:02 O'CLOCK P M. NO. 6258