

STATE OF SOUTH CAROLINA FILED  
GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE

BOOK 1120 PAGE 25

MORTGAGE OF REAL ESTATE

MAR 17 2 25 PM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, We, GARVIN W. and POLLY J. ROLLINS,

(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 One Thousand Nine Hundred Eighty and No/100-----

-----Dollars (\$ 1, 980. 00 ) due and payable

at the rate of \$55.00 per month for 36 months, beginning April 15, 1969 and continuing each and every month 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, on the Eastern side of Sulphur Springs Drive (formerly Haynesworth Road) and being known and designated as Lots Nos. 47 and 48 on RIVERDALE ACRES SUBDIVISION, and recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 127 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sulphur Springs Drive at the joint front corner of Lots Nos. 48 and 49 and running thence S. 89-23 E. 223.1 feet to an iron pin; thence running S. 20-51 W. 164.8 feet to an iron pin; thence continuing S. 20-51 W. 39.1 feet to an iron pin; thence continuing kS. 20-51 W. 85 feet to an iron pin; thence running N. 76-16 W. 203.5 feet to an iron pin on Sulphur Springs Drive at the joint front corner of Lots Nos. 46 and 47; thence along Sulphur Springs Drive N. 22-03 E. 90 feet to an iron pin; thence N. 22-03 E. 70 feet to an iron pin; thence N. 12-06 E. 60 feet to an iron pin, the point of beginning.

The above property is subject to that certain mortgage on Lot No. 47 to Home Builders Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 908, at Page 487, dated November 9, 1962 in the original amount of \$8,000.00

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.

*For Agreement for R. Address & Extension of Lien see R. O. N. Book 1177 Page 25.*