

MORTGAGE OF REAL ESTATE - *Filed*
STATE OF SOUTH CAROLINA - *GREENVILLE CO. S. C.*
COUNTY OF GREENVILLE - *10 52 AM '69*

BOOK 1140 PAGE 245

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

*OLLIE FARNSWORTH
R. M. C.*

WHEREAS, We, Thomas C. Brissey and Beverly G. Brissey

(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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of *Six Thousand Seven Hundred Fifty and No/100*

Dollars (\$ 6,750.00) due and payable
One Hundred Twelve and 50/100 (\$112.50) Dollars per month for a period of sixty (60) months
beginning December 3, 1969, and continuing thereafter for a period of 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, situate on the east side of Parkins Mill Road, in the City of Greenville, being shown as Lot No. 9 on plat of Section C of Gower Estates, made by R. K. Campbell and Webb Surveying & Mapping Co., July 27, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, at Page 113, and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Parkins Mill Road at joint front corner of Lots 8 and 9 and running thence along the line of Lot 8 N. 74-26 E. 250 feet to an iron pin; thence S. 15-34 E. 131.4 feet to an iron pin on the north edge of Stone Haven Drive; thence with the north edge of said Stone Haven Drive S. 62-26 W. 230.6 feet to an iron pin; thence with the curve of said Drive and Parkins Mill Road (the chord being N. 66-34 W. 31.5 feet) to an iron pin on the east side of Parkins Mill Road; thence along Parkins Mill Road N. 75-34 W. 155 feet to the beginning corner.

This mortgage is junior in lien to that certain mortgage in favor of The Prudential Insurance Company of America recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1051, Page 384.

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.

The Agreement for O. Farnsworth & O. Farnsworth of Greenville and R. E. M. Bank 1198 page 137