

FILED
GREENVILLE CO. S. C.

BOOK 1153 PAGE 351

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 24 3 17 PM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, John W. Wagner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Capital Credit Plan of Greenville, South Carolina

(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 Three Thousand, Two Hundred and Forty and No/100-----
Dollars (\$ 3,240.00-----) due and payable

in equal monthly installments of \$90.00 a month beginning June 15, 1970, and containing on the 15th of each month thereafter until paid in full,

with interest thereon ~~to be paid in advance by way of discount~~ in advance by way of discount

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 and 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, being shown and designated as lot #52 on a plat entitled "Addition to new Furman Heights" dated September 1959, by J. Mac Richardson, R.L.S. and recorded in the Greenville County Courthouse in plat book TT at page 188 reference being made thereto for metes and bounds description of the subject lot.

This being the identical lot conveyed to Bates and Cannon, Inc., by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in deed Volume 733 at Page 34, subject to mortgage to Aiken Loan and Security Company (reocrded in REM Volume 899 at Page 313) which was assigned to the Western Saving Fund Society of Philadelphia (recorded in R.E.M. Volume 899 at Page 313)

Together with all and singular rights, members, herditaments, 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.

DOT-SC

*Paid and satisfied in full this 6th day of
April 1971.*

*Capital Credit Plan
C. T. McAllister Mgr.*

Witness Walt Griffin Jr.

SATISFIED AND CANCELLED OF RECORD

24 DAY OF May 1971

Ollie Farnsworth

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

AT 2:39 O'CLOCK P. M. NO. 28043