

JAN 22 3 45 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 912 PAGE 115

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Rudolph V. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. Roper d/b/a Southern Motor Finance Company

(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 twenty-three hundred dollars (\$2,300.00)

Dollars (\$ 2,300.00) due and payable
at the rate of \$100.00 per month hereafter until paid in full, the first payment to be due February 1, 1963, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from ~~date~~ maturity at the rate of SEVEN per centum per annum, to be paid: semi-annually

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 Mortgagee 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 Greenville Township, on the eastern side of White Horse Road, being known and designated as portions of Lots 20 and 22, as shown on plat of property of Bertie F. Burns, made by R. E. Dalton Engineer, and recorded in Plat Book G at page 30, and, having according to this plat, the following metes and bounds:

BEGINNING at a pin on the eastern edge of White Horse Road, said pin being 82.8 feet in a southerly direction from the pin at the Southeastern corner of the intersection of Durham Road and White Horse Road, and running thence N. 78-33 E. approximately 187 feet to a point in the line of Lot 22; thence through the center of Lot 22, N. 78-33 E. 60 feet to an iron pin in the line of Lot 23; thence with the line of Lot 23 approximately 75 feet to a point in the rear line of Lot 14; thence S. 79-29 W. 278.7 feet to an iron pin on the eastern edge of White Horse Road; thence with the eastern edge of White Horse Road N. 12 E. 75 feet to the beginning, being same conveyed to me by deed recorded in Deed Book 688, page 475.

This mortgage is given by me as additional security for payment of note and mortgage given by me to the mortgagee herein on October 20, 1961 in amount of \$3,600.00. See Real estate Mortgage Book 872; page 453. The \$2300.00 due on this mortgage is the unpaid portion of the same indebtedness.

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.

Satisfied this 27th. Day of March 1964.

*J. C. Roper, d. b. a.
Southern Motor Finance Company*

Witness: *Amos C. Owens
W. P. Mc Lee*

SATISFIED AND PAID
Let. of March 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE
497-546 CLOCK A.M. NO. 27849