

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED BOOK 948 PAGE 159  
MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 6 3 40 PM 1964

WHEREAS,

I, ROBERT E. BROWN

OLLIE FANNSWORTH  
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MOTOR CONTRACT COMPANY OF GREENVILLE, INC., its successors and assigns,  
(hereinafter referred to as Mortgagee) <sup>forever</sup> 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 **Four Thousand Two Hundred Thirty-six and No/100---**

Dollars (\$ 4,236.00 ) due and payable

\$70.60 per month for 60 months beginning March 6, 1964, and continuing thereafter until paid in full.

It is expressly understood and so agreed by the undersigned that interest for a period of five years at 6% per annum may be deducted in advance from the gross amount of this note, with interest thereon from ~~date of maturity~~ <sup>date of maturity</sup> ~~the rate of~~ <sup>the rate of</sup> six 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, in Butler Township, and designated as Lot No. 13, Glenwood Acres, according to plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book AA, page 183, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the North side of Elmira Street, joint front corner of Lots 13 and 14, and running thence with the joint line of said lots, N. 25-24 W., 170 feet to an iron pin at corner of Lot 17; thence with line of said lot, N. 64-36 E., 90 feet to an iron pin corner of Lot 20; thence with rear line of Lots 20 and 12, S. 25-24 E., 170 feet to an iron pin on the North side of Elmira Street; thence with the North side of Elmira Street, S. 64-36 W., 90 feet to the point of beginning.

This is the same property conveyed to me by deed recorded in said RMC Office in Deed Book 496, page 391.

THIS is a second mortgage, subject to a first mortgage dated August 31, 1954, in the amount of \$14,000.00, to Canal Insurance Company, recorded in said RMC Office in Mortgage Book 608, page 25.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 7 PAGE 382

SATISFIED AND CANCELLED OF RECORD

DAY OF March 1964  
*Ollie Fannsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:27 O'CLOCK P. M. NO. 2103