

STATE OF SOUTH CAROLINA

MAY 25 4 50 PM 1964

COUNTY OF GREENVILLE

OLLIE FARRISWORTH

MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 483

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CLARENCE L. MARTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DIXIE MORTGAGE & INSURANCE, INC., a South Carolina Corporation

(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

TWO THOUSAND FIVE HUNDRED THIRTY-FIVE AND NO/100ths--Dollars (\$ 2,535.00 ) due and payable

as set forth in said Note.

with interest thereon from date at the rate of six per centum per annum, to be paid: Monthly

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, located at 106 Nichols Drive, and being shown as Lot No. 14B on a plat of Bates and Cannon, Inc. property recorded in the R. M. C. Office for Greenville County in Plat Book "ZZ" at Page 97, said Lot fronting 94 feet on Nichols Drive and having a depth of 160 feet, and having the courses and distances shown on said Plat.

This being the same property conveyed to the mortgagor herein by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 697 at Page 180.

STATE OF SOUTH CAROLINA)

ASSIGNMENT

COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, Dixie Mortgage & Insurance, Inc. hereby assigns, transfers and sets over to ATLAS CREDIT CORPORATION the within Mortgage, and the note which the same secures, without recourse, this 25<sup>th</sup> day of May, 1964.

IN THE PRESENCE OF:

DIXIE MORTGAGE & INSURANCE, INC.

Paul C. Smyre  
William A. Burt

BY: Kenneth W. Edg  
President

This mortgage is junior to a certain mortgage executed by the mortgagor in favor of C. Douglas Wilson & Co., in the original amount of \$12,600.00, the same being recorded in the R. M. C. Office for Greenville County in Mortgage Book 888 at Page 487.

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.

RECORDED AND CANCELED OF RECORD  
24 DAY OF May 1964  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10 O'CLOCK A. M. NO. 483