

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

BOOK 971 PAGE 587

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 15 10 22 AM 1964
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Helen L. Cox,

(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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four Thousand Six Hundred Thirty-Two and No/100----- Dollars (\$ 4,632.00) due and payable

Due and payable \$77.20 per month for 60 months beginning October 14, 1964, and continuing thereafter until paid in full.

maturity
with interest thereon from ~~date~~ at the rate of 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, being known and designated as part of Lot No. 24 and part of Lot No. 25 of a subdivision plat prepared for Greenville Land Co., Inc. being recorded in the R. M. C. Office for Greenville County in Plat Book "RR", at Page 89 and having, according to a recent revision of Lots Nos. 23, 24, 25 and 26 prepared by Piedmont Engineering Service, September 6, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Clemson Avenue at the corner of property of Johnny F. Bell and running thence with Clemson Avenue, S. 33-20 W. 93.4 feet to an iron pin; thence N. 56-40 W. 160 feet to an iron pin on the southeastern side of Trotter Street; thence with Trotter Street, N. 33-20 E. 93.4 feet to an iron pin at the corner of Property of Johnny F. Bell; thence with Bell's line, S. 56-40 E. 160 feet to the beginning corner. The above mentioned revised plat is recorded in Plat Book "EE", Page 109, R. M. C. Office for Greenville County.

The above is the same property conveyed to the mortgagor by deed dated January 31, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 742, Page 34.

This is a second mortgage, subject to that first mortgage to First Federal Savings & Loan Association dated December 13, 1963 in the original amount of \$9300.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 943, Page 580.

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.

Paid Jan. 28, 1966.
Motor Contract Co.
of Greenville
By: J. E. Phipps
J. O. Fagan
Judy B. Van Natta

SATISFIED AND CANCELLED OF RECORD
10 DAY OF *February* 19*66*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *1:21* O'CLOCK *P.* M. NO. *23262*