

STATE OF SOUTH CAROLINA }
COUNTY OF ABBEVILLE }
AND GREENVILLE }

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

BOOK 977 PAGE 233

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Aubrey S. Kay and Aurelia Kay Parnell,

(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

Six Thousand Six Hundred Fifty-Six and 40/100-----Dollars (\$ 6,656.40) due and payable

Due and payable \$110.94 per month for 60 months beginning December 3, 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 Abbeville, approximately ten miles north of the City of Abbeville, containing 91 1/4 acres, more or less, and being more particularly described on a plat thereof made by William L. Mitchell, Surveyor, which is dated November 23, 1897 and said premises being bounded now or formerly as follows: Bounded on the north by lands of A. H. Keaton; bounded on the east by lands of A. H. Keaton; bounded on the south by lands of Mahlon Gordan and a county road known as the Harkness Road and bounded on the west by West Virginia Pulp and Paper Company.

This being the same property conveyed unto the mortgagor herein by deed recorded in Deed Book 100, at Page 28 dated December 5, 1962.

ALSO, All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near Greenville, S. C., on the western side of Folkstone Street and being known and designated as Lot No. 102 of Chestnut Hills No. 1, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Page 83, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Folkstone Street at the joint front corner of Lots Nos. 102 and 103 and running thence along said Street S. 16-26 W. 80 feet to an iron pin; thence along the joint line of Lots Nos. 101 and 102 N. 77-47 W. 137.4 feet to an iron pin; thence N. 15-59 E. 87 feet to an iron pin; thence along the ^{common} line of Lots Nos. 102 and 103 S. 74-51 E. 137.7 feet to the point of beginning.

The above described property is the same conveyed to the mortgagor, Aurelia K. Parnell, by deed recorded in the R. M. C. Office for Greenville County in Mortgage Book 759, at Page 148.

This is a second mortgage, being junior in lien to a first mortgage given to Administrator of Veterans Affairs on February 22, 1964 in the original amount of \$13,800.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 882, at Page 427.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 92 PAGE 1224

PAID AND CANCELLED BY RECORDED 1374 PAYEE O.T. 76
RECORDED IN BOOK 977 PAGE 233
R. M. C. FOR GREENVILLE COUNTY, S. C.
NOV 11-0 1964

Vertical handwritten note on the right margin: "The instrument was recorded in the R. M. C. Office for Greenville County on 11-11-64 at 10:45 AM Page 233"