

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 6 11 11 AM 1963

BOOK 921 Page 231

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Eugene D. Sheppard

(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 Two Thousand Four Hundred Twenty Four and 60/100----- Dollars (\$ 2, 424. 60) due and payable

\$40. 41 per month for sixty months beginning June 1, 1963 and continuing thereafter until paid in full

maturity

with interest thereon from ~~7%~~ at the rate of six (6%) 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, Paris Mountain Township, being the major portion of Lot No. 22 on plat of property of Harriet H. Parker made by Dalton & Neves, November 1939 and being recorded in the R. M. C. Office for Greenville County in Plat Book "J", pages 142 and 143 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a 40 foot street, said pin being the joint front corner of Lots Nos. 21 and 22, and running thence with said 40 foot street, N. 38-51 W. 100 feet to a point; thence S. 51-09 W. 277.2 feet to a point on the original common line of Lots Nos. 22 and 23; thence with the original common line of Lot No. 22 and 23, S. 41-0 W. 191.1 feet crossing a country road to an iron pin; thence S. 53-30 E. 69.2 feet to an iron pin; joint rear corner of Lots No. 21 and 22; thence with the common line of Lot No. 21 and 22, N. 51-09 E. 44.6 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor herein by deed recorded in Deed Book 559, at Page 151.

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 Sept. 18, 1969.
Motor Contract Co. of Greenville
By J. E. Phipps Pres.
Witness Linda Harelson
Joyce Wagner*

30 Sept. 1969
Ollie Farnsworth
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
AT 9:30 A.M. No. 7760