

STATE OF SOUTH CAROLINA
COUNTY OF

NOV 16 9 56 AM 1963

MORTGAGE OF REAL ESTATE, BOOK 940 PAGE 581

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Louise M. Moragne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia B. Mann, as Trustee

(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 Nine Hundred Seventy Three and 82/100-----

Dollars (\$ 973. 82) due and payable

\$10.00 per month, on the 15th day of each and every month commencing December 15, 1963; payments to be applied first to interest, balance to principal with the privilege to anticipate payment of all or part at any time,

with interest thereon from date 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

All those pieces, parcels or tracts of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Tracts No. 4 and 5 of Peace Haven, Section No. 1, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "VV", Page 83, and being described together according to said plat as follows:

BEGINNING at an iron pin on the northern side of Chick Springs Road at the joint front corner of Tracts No. 5 and 6 and running thence along the line of Tract No. 6 N. 13-40 W. 545.8 feet to a point in the center of a branch; thence up the meanders of said branch as the line, the chord being S. 78-01 E. 326.7 feet, to the joint front corner of Tracts No. 4 and 5; thence continuing up the meanders of said branch as the line, the chord being S. 74-47 E. 161.2 feet, to the joint rear corner of Tracts No. 3 and 4; thence along the line of Tract No. 3 S. 2-30 E. 425.8 feet to an iron pin on the northern side of Chick Springs Road; thence along the northern side of Chick Springs Road S. 89-05 W. 355 feet to the beginning corner.

This being the same property conveyed unto the Mortgagor herein by deed dated October 22, 1963 and recorded in Deed Book 736, at Page 331

It is expressly understood that this is a second mortgage subject only to that first mortgage given to Motor Contract Company of Greenville, Inc. dated November 14, 1963 in the original amount of \$ ~~404.96~~ recorded in the R. M. C. Office for Greenville County in Mortgage Book 940 at Page 579.

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.

Satisfied and cancelled this 10th day of January 1970.

Virginia B. Mann as Trustee

Witness James R. Mann

SATISFIED AND CANCELLED OF RECORD

13 DAY OF July 19 70

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:32 O'CLOCK P. M. NO. 981