

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

JAN 24 10 35 AM 1964
OLLIE FARNSWORTH
R. M. C.

WHEREAS, we, Fred D. Dykes and Pecolia P. Dykes,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF GREENVILLE, INC., its successors or assigns forever:

(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

Five Thousand Nine Hundred Seventy-six and 60/100 Dollars (\$5,976.60) due and payable \$99.61 per month for 60 months beginning February 23, 1964 and continuing thereafter until paid in full.

It is expressly understood and so agreed by the undersigned that interest for a period of 5 years at 6% per annum may be deducted in advance from the gross amount of this note, with interest thereon from ~~date~~ maturity 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, in Gantt Township, on the eastern side of Tanglewood Drive and being known and designated as Lot No. 55, Section II, Tanglewood Subdivision, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 58 and 57 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Tanglewood Drive at the joint front corner of Lots Nos. 55 and 56 and running thence with the line of said lots N. 24-07 E. 135 feet to an iron pin; thence along the common line of Lots Nos. 54 and 55 N. 65-53 W. 138 feet to an iron pin on the eastern side of Tanglewood Drive; thence along said Drive the following courses and distances: S. 24-07 W. 100 feet to a point; S. 20-53 E. 49.5 feet to a point; thence S. 65-53 E. 103 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the mortgagors by deed dated December 14, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 541, at Page 172.

This is a second mortgage being junior in lien to that certain mortgage given by the mortgagors to General Mortgage Co. dated August 28, 1956 in the original amount of \$13,300.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 689, at Page 73.

ALSO: the following chattels:

- 1 Mahogany desk
- 1 Mahogany dropleaf table
- 1 Chartreuse lounge chair
- 2 Early American Lounge chairs
- 1 Green lounge chair
- 1 Early American sofa
- 1 RCA 23-inch, 1962 model TV
- 1 Mahogany buffet
- 6 Mahogany chairs
- 1 Mahogany china cabinet
- 1 Mahogany table
- 1 White and Chrome dinette with 6 black chairs
- 1 Frigidaire 1958 model range
- 1 13 cu. ft. Refrigerator, 1962 model GE
- 1 3-pc. Mahogany bedroom suite
- 1 orange rocker
- 1 GE topload Filter-Flo washer
- 1 3-pc. French Provincial bedroom suite
- 1 brown couch
- 1 New York Concert Grand piano

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.

*Paid May 31, 1967
Motor Contract Co. of Greenville
By J. E. Phipps V. P.
Witness P. Gilbert
A. Ramsey*

Ollie Farnsworth

10:37 AM A 29826