

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 28 4 45 PM 1964

MORTGAGE OF REAL ESTATE BOOK 947 PAGE 205

OLLIE FARNSWORTH, ALL WHOM THESE PRESENTS MAY CONCERN,
R. M. C.

WHEREAS, WE, CLYDE E. JOHNSON and IRENE JOHNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF GREENVILLE, INC., its successors and 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 Two Thousand Seven Hundred Nineteen and 80/100---

Dollars (\$ 2,719.80.) due and payable

\$75.55 per month for 36 months beginning February 27, 1964, and continuing thereafter until paid in full;

It is expressly understood and so agreed by the undersigned that interest for a period of three years at 7% per annum may be deducted in advance from the gross amount of this note, with interest thereon from ~~the~~ ^{date} of the rate of seven 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 purpose:

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 the City of Greenville, in School District 71-C, and being known and designated as all of Lot No. 9 of Block H, and the Northern 10 feet of Lot No. 11, Block H, as shown on a plat recorded in Plat Book K, page 122, RMC Office for Greenville County, S. C., and having according to a more recent survey made by W. J. Riddle, recorded in Plat Book X, page 103, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwestern intersection of Townes Street Extension and Paris View Drive and running thence N. 16-44 E., 60 feet to joint corner of Lots 8 and 9; thence with the joint line of said lots, N. 73-16 W., 150 feet to an iron pin; thence S. 16-44 W., 60 feet to a pin on the North side of Paris View Drive; thence with said Drive, S. 73-16 E., 150 feet to the point of beginning.

This is the same property conveyed to us in deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 588, page 3.

THIS is a second mortgage, subject to a mortgage to Fidelity Federal Savings & Loan Association dated November 16, 1957, in the original amount of \$6,400.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 730, page 257.

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.