

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE FILED FEB 6 2 44 PM 1964 BOOK 948 PAGE 151

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

WHEREAS, I, JOE G. RAINEY

(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 Three Thousand Four Hundred Fourteen and No/100-----

----- Dollars (\$3,414.00) due and payable \$56.90 per month for 60 months beginning March 6, 1964, and continuing thereafter until paid in full.

It is expressly understood and so agreed by the undersigned that interest for a period of five years at 6% per annum may be deducted in advance from the gross amount of this note,

with interest thereon from ^{maturity} 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 Greenville, in Chick Springs Township, on Turner Circle, bounded by lands of Dickens and Turner, and on the West by lands of E. P. Gravit, and having the following metes and bounds, to wit:

BEGINNING at an iron pin, corner of Frank Eskew's lot, and running thence S. 70-15 W., 193 feet to an iron pin; thence N. 3-05 E., 125 feet to an iron pin; thence N. 72-30 E., 117.2 feet to an iron pin by road; thence S. 33-42 E., 115 feet along road to beginning corner.

Same property conveyed to me by deed of Joe Neva Turner and Nannie Dickens, recorded in the RMC Office for Greenville County, S. C., in Deed Book 593, page 77.

This is a second mortgage, the first mortgage being to Fidelity Federal Savings and Loan Association, dated September 20, 1958, recorded in said RMC Office in Mortgage Book 759, page 479.

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 December 30, 1967.
Motor Contract Co. of Greenville
By J. E. Phipps
Witness Linda Harsheon
Joyce Maguire*

CANCELLED AND CANCELLED AS INCORP
9 JAN 10 1964
OLLIE FARNSWORTH
R. M. C. GREENVILLE COUNTY, S. C.
15422

*The Commission for the Administration of the State of South Carolina
No. 3, Mr. Rank, 1969 Page 445*