

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

FILED

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK

951 PAGE 23

TO ALL WHOM THESE PRESENTS MAY CONCERN

MAR 4 9 23 AM 1964

OLLIE FAHNSWORTH
R. M. C.

WHEREAS, WE, FRANK JENNINGS AND CLARA JENNINGS,

(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

Four Thousand Seventy-One and 60/100-----Dollars (\$ 4,071.60) due and payable

Due and payable \$67.86 per month for sixty months beginning April 3, 1964; and continuing thereafter until paid in full.

maturity
with interest thereon from ~~here~~ 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, Gantt Township, on the southern side of High Valley Boulevard and being known and designated as Lot No. 49 on Plat of FRESH MEADOW FARMS, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "M", Page 127 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of High Valley Boulevard, joint front corner of Lots Nos. 49 and 50 and running thence along the common line of said lots S. 8-37 W. 250 feet to an iron pin; thence across the rear line of Lot No. 49 S. 81-23 E. 87 feet to an iron pin, joint rear corner of Lots Nos. 48 and 49; thence with the common line of said lots N. 8-37 E. 250 feet to an iron pin on the southern side of High Valley Boulevard; thence along said Boulevard N. 81-23 W. 87 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed dated October 19, 1948 and recorded in the R. M. C. Office for Greenville County in Deed Book 362, Page 391.

This is a second mortgage, being junior in lien to that certain mortgage given to Fidelity Federal Savings & Loan Association dated January 16, 1950 in the original amount of \$5,600.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 447, Page 526.

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 January 30, 1964
Motor Contract Co.
of Greenville
By: J. E. Phipps Vice President
Diana Parker
Opal A. Mann*

SATISFIED AND CANCELLED OF RECORD
31 DAY OF January 1964
Ollie Fahnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:22 O'CLOCK P. M. NO. 18364