

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED  
GREENVILLE CO. S. C.  
BOOK 953 PAGE 55  
MAR 23 1 35 PM 1964

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Herbert Cecil Howell,

(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

Five Thousand Five Hundred Eighty-Three and No/100-----Dollars (\$ 5, 583.00 ) due and payable  
Due and payable \$93.05 per month for 60 months beginning April 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 five 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, City of Greenville known and designated as Lot No. 22 of Northside Gardens as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "S", at Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Batesview Drive, joint front corner of Lots Nos. 21 and 22 and running thence S. 57-09 W. 253 feet to an iron pin and running thence N. 32-51 W. 63.8 feet to an iron pin; thence N. 80-45 E. 66.7 feet to an iron pin; thence N. 25-41 W. 83 feet to an iron pin; thence with the common line of Lots Nos. 22 and 23 N. 69-14 E. 189.2 feet to an iron pin on the western side of Batesview Drive; thence along said Drive S. 32-51 E. 80 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated June 2, 1953 and recorded in the R. M. C. Office for Greenville County in Deed Book 479, Page 324.

This is a second mortgage subject only to that first mortgage to Fidelity Federal Savings and Loan Association dated September 15, 1961 in the original amount of \$15,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 868, Page 563.

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 March 23, 1967.  
Motor Contract Co.  
of Greenville  
J. E. Phipps Vice President  
witness - Lianne Parker  
Arlene Ramsey*

SATISFIED AND CANCELLED OF RECORD  
24 DAY OF March 1967  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:30 O'CLOCK A. M. NO. 22841