

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 BOOK 963 PAGE 443

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ernest Tut Payne, Jr.,

(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

Three Thousand Two Hundred Forty-Nine and 60/100-----Dollars (\$3,249.60) due and payable

Due and payable \$54.16 per month for 60 months beginning July 29, 1964,
and continuing thereafter until paid in full.

maturity

with interest thereon from ~~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, City of Greenville, on the north side of DeOyley Avenue and being known and designated as Lot No. 211 of Augusta Road Ranches as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "M", at Page 47 and having the following metes and bounds, to-wit:

BEGINNING at a stake on the north side of DeOyley Avenue at a point 257 feet west of Old Augusta Road at corner of Lot No. 210 and running thence with the line of said lots N. 00-13 W. 140 feet to a stake at the corner of Lot No. 231; thence S. 89-47 W. 60 feet to a stake at corner of Lot No. 212; thence S. 00-13 E. 140 feet to a stake on DeOyley Avenue; thence along the north side of DeOyley Avenue N. 89-47 E. 60 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 346, at Page 311.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 20 PAGE 266

SATISFIED AND CANCELLED OF RECORD
5 DAY OF Dec. 1973
Barnie J. Tankersley
* M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:31 O'CLOCK P. M. NO. 14690

The Government has Purchased & Extended for R. E. M. Book 1110 Page 447