

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

BOOK 964 PAGE 123

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Wilton Carl Fleming, same as W. C. Fleming,

(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

Eight Thousand Four Hundred Nineteen and 80/100----- Dollars (\$ 8,419.80 ) due and payable

Due and payable \$140.33 per month for 60 months beginning August 3, 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, Greenville Township, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 1, of Block D, of a subdivision known as Fair Heights, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "F", at Page 257, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Laurens Road and Bleckley Avenue, and running thence along the northwest side of Bleckley Avenue S. 31-20 W. 134.4 feet to an iron pin at the corner of Lot No. 20; thence along the line of Lot No. 20 N. 58-40 W. 92 feet to an iron pin at the rear corner of Lot No. 2; thence along the line of Lot No. 2 N. 48-12 E. 164.9 feet to an iron pin on the southwest side of the Laurens Road; thence along the southwest side of the Laurens Road, S. 30-53 E. 50 feet to the beginning corner; less, however, the strip from the front of the above described lot heretofore conveyed to the Highway Department for widening the Laurens Road; being the same property conveyed to me by Dennis Greene and Maggie V. Greene by deed dated July 2, 1953 and recorded in the R. M. C. Office for Greenville County in Deed Book 481, at Page 223. This is a second mortgage subject to that first mortgage given by the mortgagor to First Federal Savings and Loan Association dated April 24, 1962 in the original amount of \$11,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 888, Page 280.

ALSO, 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, on the northern side of the Woodruff Road (South Carolina Highway 146) being shown on a survey entitled Property of W. C. Fleming dated March 23, 1962 prepared by C. O. Riddle, R. L. S. recorded in the R. M. C. Office for Greenville County in Plat Book "AAA", at Page 29 and having according to said survey the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of the Woodruff Road (South Carolina Highway 146) at the southwestern corner of property now or formerly owned by Billy L. Wright and running thence along the line of the Wright property N. 34-30 W. 563.8 feet to an iron pin at the corner of property now or formerly owned by Arthur D. Smith; thence along the Smith line, S. 84-31 W. 163.5 feet to an iron pin at the corner of property now or formerly owned by M. M. and Christine T. Jones; thence along the Jones line S. 16-21 E. 229.2 feet to an iron pin at the corner of property now or formerly owned by B. J. Mulkey; thence along the Mulkey line and along line of property now or formerly owned by L. M. Saxson, S. 24-30 E. 356.3 feet to an iron pin on the northern side of the Woodruff Road; thence along the Woodruff Road, N. 75-48 E. 190.7 feet to the beginning corner. The above is the same property conveyed to the mortgagor by deed dated March 28, 1962 and recorded in the R. M. C. Office for Greenville County in Deed-Book 697, Page 300. This is a second mortgage subject to that first mortgage given by the mortgagor to Roscoe Jones and Harold McKinney dated May 2, 1962 in the original amount of \$7500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 889, Page 193 and assigned to the Peoples National Bank.

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.

*Paid December 18, 1968.  
Motor Contract Co. of Greenville  
By J. C. Phipps  
Witness Eugene L. Keown  
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD

AT DAY OF May 1971

J. C. Phipps

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:38 O'CLOCK A. M. NO. 285-85