

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

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 970 PAGE 175

TO ALL WHOM THESE PRESENTS COME R. M. C.

WHEREAS, we, Calvin Lee Shelton and Louise M. Shelton,

(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 Three Hundred Seventy-Nine and No/100-----Dollars (\$ 5, 379. 00) due and payable

Due and payable \$89. 65 per month for 60 months beginning October 7, 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, in Fairview Township, north of Fountain Inn, South Carolina, containing 4.17 acres, more or less, and being shown on plat of Calvin Lee and Louise M. Shelton recorded in the R. M. C. Office for Greenville County in Plat Book "AAA", at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Hunter Road and Jones Mill Road and running thence along the center of Jones Mill Road, N. 20-45 E. 318. 8 feet to an iron pin; thence N. 20-45 E. 86. 5 feet to an iron pin; thence N. 24-20 E. 63. 5 feet to an iron pin; thence N. 33-10 E. 95. 6 feet to the center of said road; thence N. 63-15 W. 232 feet to an iron pin; thence N. 76-25 W. 386. 6 feet to a point in the center of Hunter Road; thence following the center of Hunter Road the following courses and distances: S. 67-17 E. 135 feet; S. 30-43 E. 100 feet; S. 9-30 W. 200 feet; S. 15-53 E. 150 feet; S. 41 E. 100 feet; S. 39-50 E. 195. 9 feet to the point of beginning. This description includes a .59 acre tract previously conveyed to Louise Y. Garrett to Calvin Lee and Louise M. Shelton recorded in Deed Book 634, at Page 489 and all of that property conveyed to the Mortgagors by deed of Louise Y. Garrett recorded in Deed Book 706, at Page 75.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to Fountain Inn Federal Savings & Loan Association dated August 29, 1962 in the original amount of \$11, 500.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 900, at Page 275.

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 27, 1967.
Motor Contract Co. of Greenville
By: J. E. Phipps
Witnesses - Lianne Parker
Opak A. Munn*

SATISFIED AND CANCELLED OF RECORD
13 DAY OF April 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:51 O'CLOCK A. M. NO. 24733