

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 22 8 49 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 972 PAGE 513

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS,

We, Billy Joe Smarr and June S. Smarr,

(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

Two Thousand Five Hundred Eighty-Seven and 32/100-----Dollars (\$ 2,587.32) due and payable

Due and payable \$71.87 per month for 36 months beginning October 19, 1964,
and continuing thereafter until paid in full.

maturity

with interest thereon from ~~xxx~~ at the rate of seven 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, on Ridge Springs Drive and being known and designated as Lot No. 101 of Orchard Acres, plat of said subdivision being recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", Page 6 and having, according to said plat, the following metes and bounds, to-wit:

Said lot fronting 90 feet along the south side of Ridge Spring Street; running back to a depth of 175 feet on the East side; to a depth of 175 feet on the West side and being 90 feet across the rear.

The above described property is the same conveyed to the mortgagors by deed dated January 22, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 740, Page 497.

This is a second mortgage, subject only to that first mortgage given by the mortgagors to Cameron-Brown Company dated January 23, 1964 in the original amount of \$13,750.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 946, Page 511.

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.

SATISFIED AND CANCELLED OF RECORD
16 DAY OF Sept. 1981
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:00 O'CLOCK A. M. NO. 6953

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 75 PAGE 356

The Mortgagor's account for Ridge Springs Drive and being known and designated as Lot No. 101 of Orchard Acres, plat of said subdivision being recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", Page 6 and having, according to said plat, the following metes and bounds, to-wit: