

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

STATE OF SOUTH CAROLINA } SEP 28 2 32 PM 1964
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE BOOK 973 PAGE 309

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

WHEREAS, We, J. W. James and Pearlie James,

(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 Nine Hundred Fifty-Two and 20/100-----Dollars (\$ 3,952.20) due and payable

Due and payable \$65.87 per month for 60 months beginning October 25, 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, on the southwest side of Nelson Street, at No. 5, being portions of Lots Nos. 55 and 56 of Washington Heights Subdivision according to a plat made by C. F. Furman, Jr., February 3, 1922, recorded in the R. M. C. Office for Greenville County in Plat Book "F", Page 54, said lot fronting 50 feet on Nelson Street and having a depth of 109 feet on its eastern side and 97 feet on its western side, more or less, said lot being more accurately described by metes and bounds, as follows:

BEGINNING at a point on the southern side of Nelson Street, which point is 4 feet east of the joint corner of Lots Nos. 54 and 55, as shown on plat above referred to, and running thence in a line parallel with the line of Lot No. 54 S. 46-35 W. 97 feet, more or less, to an iron pin in line of Lot No. 66; thence with the line of Lot No. 66 S. 43-25 E. 49 feet to an iron pin; thence in a line parallel with the joint line of Lots Nos. 55 and 56 and 18 feet distant therefrom N. 46-35 E. 109 feet to an iron pin on Nelson Street; thence with the southern side of Nelson Street N. 57 W. 50 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated January 14, 1946 and recorded in the R. M. C. Office for Greenville County in Deed Book 286, Page 64 and by deed to Pearlie James to be recorded herewith.

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 Jan. 28, 1966
Motor Contract Co.
of Greenville
By: J. E. Phipps
Witness - J. C. Jagan
Judy B. Van Natta

SATISFIED AND CANCELLED OF RECORD
17 DAY OF *February* 19*66*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:54* O'CLOCK *A* M. NO. *23141*