

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
TO ALL WHOM THESE PRESENTS MAY COME

BOOK 978 PAGE 505
FILED
NOV 13 1 15 PM 1964
GREENVILLE CO. S. C. I
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Willie R. Griffith,

(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

Four Thousand Two Hundred Thirty-Six and No/100----- Dollars (\$ 4,236.00) due and payable

Due and payable \$70.60 per month for 60 months beginning December 18, 1964, and continuing thereafter until paid in full.

with interest thereon from ~~date~~ maturity 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, Austin Township, on the eastern side of Woodruff Road containing eight (8) acres, more or less, and having the following courses and distances:

BEGINNING at a point on the eastern side of Woodruff Road, joint front corner of Lots Nos. 14 and 14.1 as shown on Sheet 550. 2, Block 1 of the Greenville County Block Book Department and running thence in a northwesterly direction along Woodruff Road 376.7 feet to a point, common line of Lot No. 14 and Lot No. 14.2 and running thence along the common line of said lots in a northeasterly direction 521.5 feet; thence across the rear line of Lot No. 14 in a southeasterly direction 685.2 feet; thence in a westerly direction 347 feet; thence in a north-easterly direction 175 feet; thence in a southwesterly direction 256 feet to a point on the eastern side of Woodruff Road, the point of beginning.

The above is a portion of the property conveyed to the mortgagor by deed dated October 30, 1948 and recorded in the R. M. C. Office for Greenville County in Deed Book 365, Page 240.

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 July 15, 1967.
Motor Contract Co. of Greenville
J. E. Phipps V. P.
Witness P. Gilbert
A. Ramsey*

SATISFIED AND CANCELLED OF RECORD
13 DAY OF March 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:15 O'CLOCK A. M. NO. 21579