

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 30 11 32 AM 1964

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

BOOK 979 PAGE 495

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

WHEREAS, I, Lewis Eugene Cook Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 nine hundred and fifty and no/100

Dollars (\$ 950.00) due and payable at the rate of fifty dollars (\$50.00) per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, with interest at the rate of six per cent per annum to be computed annually in advance and paid out of the monthly payments of \$50.00; the first payment to be due December 27, 1964, and the remaining payments to be due on the 27th day of each month thereafter until paid in full computed annually and with interest thereon from date at the rate of SIX per centum per annum, to be ~~paid~~ paid monthly)

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, near the City of Greenville, and being shown as Lot No. 15 on Plat of Ethel Y. Perry Estate, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book R at page 127. Said lot has a frontage of 60 feet on the Northwestern side of Darlington Avenue, a depth of 110 feet on the Northeast, 110 feet on the Southwest, and is 60 feet across the rear.

This is a second mortgage and is junior in lien to that of Fairlane Finance Co. of Greenville, Inc., recorded in Mortgage Book 940 at page 303.

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 paid in full this 17th day of
December 1965.*

Charles J. Spillane

Witness - William L. Hunter

SATISFIED AND CANCELLED OF RECORD

29 DAY OF May 1967

Ollie Farnsworth

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

AT 10:59 O'CLOCK A. M. NO. 28998