

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

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
FEB 23 3 35 PM 1965
MORTGAGE OF REAL ESTATE

BOOK 985 PAGE 243

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

WHEREAS, I, Otis B. Lockaby,

(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 Four Hundred Fifty-Four and No/100-----Dollars (\$ 5,454.00) due and payable

Due and payable \$90.90 per month for 60 months beginning March 1, 1965, and continuing thereafter until paid in full.

maturity
with interest thereon from ~~one~~ 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, Chick Springs Township, on the southern side of Catalina Avenue and being shown with the notation "Surveyed August 28, 1961", according to a plat of the property of Levis L. Gilstrap prepared by R. K. Campbell, R. L. S., May 12, 1961 and revised August 28, 1961 and being recorded in the R. M. C. Office for Greenville County in Plat Book _____ Page _____ and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Catalina Avenue which point lies N. 72-30 E. 150 feet from the intersection of Catalina Avenue and Piedmont Park Road, and running thence with Catalina Avenue, N. 72-30 E. 102 feet to an iron pin; thence S. 17-30 E. 205 feet to an iron pin on the line of the right-of-way of the Piedmont and Northern Railroad Company; thence S. 78-19 W. 99.1 feet to a point; thence N. 18-30 W. 195 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated August 31, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 681, Page 229.

This is a second mortgage, subject only to that first mortgage given by the mortgagor to First Federal Savings & Loan Association dated September 5, 1961 in the original amount of \$10,500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 867, Page 571.

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 April 4, 1967
Motor Contract Co.
of Greenville
By J. E. Phipps
witness - Lianne Parker
J. O. Fagan*

SATISFIED AND CANCELLED OF RECORD
6 DAY OF April 1967
Ollie Farm Worth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:28 O'CLOCK P. M. NO. 24077