

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
FEB 16 3 08 PM 1965

MORTGAGE OF REAL ESTATE

BOOK 986 PAGE 351

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. WORTH
R. M. C.

WHEREAS, We, Robert F. and Martha W. Calhoun,

(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

Six Thousand Seven Hundred Twenty-Three and 60/100-----Dollars (\$ 6,723.60) due and payable

Due and payable at the rate of \$112.06 per month for a period of 60 months beginning March 15, 1965, and on the 15th of each and every month thereafter until paid in full.

maturity
with interest thereon from ~~20%~~ 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, being known and designated as all of Lot No. 16 and part of Lots Nos. 15 and 17 on a plat of Pinehurst prepared by Dalton & Neves, Engineers, dated August 1955, and recorded in the Office of the R. M. C. in Plat Book "PP", at Page 38, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Perry Road, said pin being in the center of Lot No. 15 approximately 40 feet west of the joint front corner of Lots Nos. 14 and 15 and running thence through Lot No. 15 S. 10-05 E. 149.6 feet to a point in the center of the rear line of Lot No. 15; thence with the rear line of Lots Nos. 15, 16 and 17 S. 86-00 W. 160.72 feet, more or less, to a point in the center of the rear line of Lot No. 17; thence through the center of Lot No. 17 N. 10-05 W. 125 feet, more or less, to a point on the southern side of Perry Road, center line of Lot No. 17; thence with the southern side of Perry Road N. 76-12 E. 160 feet, more or less, to a point in the center line of Lot No. 15, the point of beginning.

This being the same property conveyed to the mortgagors by deeds dated July 20, 1959 and April 20, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 631, Page 494 and Deed Book 648, Page 474, respectively.

This is a second mortgage on all of Lot No. 16 and part of Lot No. 17, being subject to that first mortgage to Fidelity Federal Savings & Loan Association dated August 12, 1959 in the original amount of \$12,500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 799, Page 400.

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.

SATISFIED AND CANCELLED OF RECORD
518 50 DAY OF Aug. 19 72
Elizabeth Reddick
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 7:17 O'CLOCK P. M. NO. 5110

FOR SATISFACTION TO THE MORTGAGEE SEE
SATISFACTION BOOK 9 PAGE 477