

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

GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA

BOOK 996 PAGE 51

COUNTY OF GREENVILLE
MAY 27 8 42 AM 1965

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, The Insurance Center of Greenville, Inc.

(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

Two Thousand Eighty-Five and No/100-----Dollars (\$ 2,085.00) due and payable

Due and payable \$34.75 per month for 60 months beginning June 25, 1965,
and continuing thereafter until paid in full.

with interest thereon from maturity at the rate of seven 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, City of Greenville, being known and designated as Lot No. 2 of the Property of Central Realty Corporation, plat of said property being recorded in the R. M. C. Office for Greenville County in Plat Book "Q", at Page 5, said property being situate on the northeastern side of Bennett Street and having, according to a more recent survey prepared by Piedmont Engineering Service dated October 26, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Bennett Street, joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 3 S. 71-00 E. 143.8 feet to an iron pin and running thence N. 19-17 E. 62 feet to an iron pin; thence along the line of Lot No. 2 N. 71-00 W. 143.8 feet to an iron pin on the northeastern side of Bennett Street; thence along Bennett Street S. 19-17 W. 62 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated October 17, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 662, Page 75.

This property is subject to a first mortgage given to General Mortgage Co. dated October 28, 1954 in the original amount of \$9,250.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 614, Page 477.

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 Sept. 1, 1970.

Motor Contract Co. of Greenville

J. E. Shipp Pres.

Witness Marsha Hemphill

Joye Wagner

SATISFIED AND CANCELLED OF RECORD

29 DAY OF Sept 1970

Ollie Farnsworth

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

AT 11:26 O'CLOCK A. M. NO. 7596

The Commission for the Administration of the Courts, S.C. 1981 Page 187