

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

MAY 27 4 47 PM 1965

BOOK 996 PAGE 55

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Floyd A. Fields,

(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 Nine Hundred Ninety-One and 60/100-----Dollars (\$ 2, 991. 60 ) due and payable

Due and payable \$49. 80 per month for 60 months beginning June 27, 1965,  
and continuing thereafter until paid in full.

with interest thereon from 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, Gantt Township, on the western side of Old Grove Road and being known and designated as the eastern end of Lot No. 4 according to a plat of the Property of John A. Carson made by J. Coke Smith, Surveyor dated February 1946 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake at the joint corner of Tracts Nos. 4 and 5 of said plat and running thence with the joint line of said lots S. 74-30 W. 450 feet; thence S. 15-30 E. 100 feet to line of Tract No. 3; thence N. 74-30 E. 450 feet to a stake on the western side of Old Grove Road; thence with said Road N. 15-30 W. 100 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated June 1, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 675, Page 229.

This is a second mortgage, subject only to that first mortgage to First Federal Savings & Loan Association dated June 6, 1961 in the original amount of \$6400.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 859, Page 465.

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 February 24, 1970.  
Motor Contract Co. of Greenville  
By J. E. Phipps President  
Witness Linda Harrelson  
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD  
26 DAY OF Feb 1970  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:30 O'CLOCK A. M. NO. 18823