

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

STATE OF SOUTH CAROLINA

JUN 4 4 42 PM 1965

MORTGAGE OF REAL ESTATE

BOOK 996 PAGE 609

COUNTY OF GREENVILLE

OLLE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Myrtice L. Waddell,

(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

Seven Thousand Four Hundred Seventy-One and 20/100----- Dollars (\$ 7,471.20) due and payable

Due and payable \$124.52 per month for 60 months beginning July 4, 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, on the south side of U. S. Highway No. 29 about one mile west of the Town of Taylors as shown on a plat of the Property of Myrtice L. Waddell made by J. C. Hill, Surveyor on February 3, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book "TT", at Page 135 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the right-of-way of U. S. Highway No. 29 and running thence along said right-of-way N. 50-45 E. 100.30 feet to an iron pin in the edge of the right-of-way of U. S. Highway No. 29; thence S. 38-45 E. 197.8 feet to an iron pin in the edge of the right-of-way of the P & N Railroad; thence along said P & N right-of-way S. 60-20 W. 105 feet to an old iron pin in the edge of said right-of-way; thence N. 37-20 W. 178.1 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor by deed dated February 9, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 644, Page 182.

This being a second mortgage, junior in lien to that certain mortgage given to Ola S. Benyfield dated February 9, 1960 in the original amount of \$11,100.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 816, Page 63.

ALSO, All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon situate, lying and being on the southeast side of U. S. Highway No. 29 (also known as Greenville-Spartanburg Super Highway) near the Town of Taylors in Greenville County, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of U. S. Highway No. 29 at the corner of property now or formerly of W. S. Edwards and running thence along said Edwards line S. 39 E. 282 feet to an iron pin on the northwest side of the right-of-way of the Piedmont & Northern Railroad; thence along the northwest edge of said right-of-way S. 59 W. 60 feet to an iron pin; thence N. 39-30 W. 272.5 feet, more or less, to an iron pin on the southeast side of U. S. Highway No. 29; thence along the southeast edge of said highway N. 50-15 E. 60 feet to the beginning corner. Also, all right, title and interest which the mortgagor has in and to that strip of land lying southeast of the center line of U. S. Highway No. 29 and adjacent to the above described lot; also all right, title and interest which the mortgagor has in and to that strip of land lying northwest of the center line of the right-of-way of Piedmont & Northern Railroad and adjacent to the rear of the above described lot. Being the same property conveyed to the mortgagor by deed dated January 18, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Book 690, Page 453. This being a second mortgage, junior in lien to that certain mortgage to Carolina Federal Savings & Loan Association in the original amount of \$7500.00 dated June 4, 1958 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 749, Page 49.

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 Oct. 21, 1967
Motor Contract Co. of Greenville
By J. E. Phipps v. Pres.
Witness P. Gilbert
W. P. Wilson*

SATISFIED AND CANCELLED OF RECORD
23 DAY OF Oct. 1967
Olle Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 11678