

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.  
JUN 25 12 44 PM '67

BOOK 999 PAGE 67

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE  
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **I, Melvin Rochester,**

(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

**One Thousand Nine Hundred Thirty-Three and 44/100-----Dollars (\$ 1,933.44 )** due and payable

**Due and payable \$40.28 per month for 48 months beginning July 26, 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, situated, lying and being in the State of South Carolina, County of **Greenville**, in the City of **Greenville**, known and designated as **Lot No. 3** on plat of **Carver Park Addition** made by the **Piedmont Engineering Service**, February, 1953, and recorded in the **R. M. C. Office for Greenville County in Plat Book "DD", Page 71**, and having, according to said plat, the following courses and distances, to-wit:

**BEGINNING** at an iron pin on the east side of **Carter Street**, joint front corner of **Lots Nos. 3 and 4**, and running thence along the line of **Lot No. 4, S. 89-44 E. 169.3 feet** to an iron pin on line of **Lot No. 6**; thence along the line of **Lot No. 6 N. 42-20 E. 14.9 feet** to an iron pin; thence **N. 36-54 W. 48.5 feet** to an iron pin, corner of **Lot No. 2**; thence along the line of **Lot No. 2 N. 89-44 W. 150 feet** to an iron pin on **Carter Street**; thence along **Carter Street S. 0-16 W. 50 feet** to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated **May 11, 1954** and recorded in the **R. M. C. Office for Greenville County in Deed Book 499, Page 347**.

This is a second mortgage, subject to that first mortgage given by the mortgagor to **First Federal Savings & Loan Association** dated **August 3, 1964** in the original amount of **\$4750.00** and recorded in the **R. M. C. Office for Greenville County in Mortgage Book 967, Page 114**.

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 April 1, 1967  
Motor Contract Co.  
of Greenville  
J. E. Phipps Vice President  
Witness - Dianne Parker  
Arlene Ramsey*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF April 1967

Ollie Farnsworth

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

AT 10:31 O'CLOCK A M. NO. 23727