

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, D. W. Johnson,

(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

Four Thousand Seven Hundred Five and 80/100----- Dollars (\$ 4, 705. 80 ) due and payable

Due and payable \$78. 43 per month for 60 months beginning September 14, 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, on the south side of Rutherford Street in an area recently annexed to the City of Greenville known and designated as the front part of Lot No. 6 and a portion of the front part of Lot No. 7 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "E", at Page 219 and having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of said Rutherford Street, corner of lot conveyed by D. W. Johnson to Madge Garrett which point is center line of a party wall and running thence with the south side of said Rutherford Street S; 28-30 W. 34.5 feet to a point, joint front corner of Lots Nos. 5 and 6; thence with the joint line of said Lots Nos. 5 and 6 S. 66-00 E. 71.5 feet to a pin on the north side of a driveway; thence with the north side of said driveway N. 20-00 E. 34.5 feet to the center line of a party wall; thence with the center line of said party wall N. 65-30 W. 67 feet to the point of beginning.

This being the same property conveyed to the grantor by deed dated April 2, 1945 and recorded in the R. M. C. Office for Greenville County in Deed Book 274, Page 77.

It is understood and agreed that this is a second mortgage, subject to that first mortgage to Calvin Company dated July 6, 1962 in the original amount of \$7200.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 894, Page 582.

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 Jan. 3, 1968  
Motor Contract Co. of Greenville  
J. E. Phipps  
Witness Melita Wilson*

SATISFIED AND CANCELED OF RECORD  
4 DAY OF Jan. 1968  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:11 O'CLOCK P. M. NO. 18350