

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

BOOK 1016 PAGE 165

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 9 12 57 PM 1967

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Eleanor J. Denson,

(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 Seventy-Six and 40/100----- Dollars (\$ 1,976.40) due and payable

Due and payable \$54.90 per month for thirty-six months beginning January 8, 1966, 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, Chick Springs Township, and being known and designated as Lot No. 128 on Ivydale Drive (formerly Churchill Avenue) as shown on plat of Piedmont Estates which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "M", Page 123 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of the intersection of Ivydale Drive (formerly Churchill Avenue) and Omar Avenue, and running thence with the southern side of Ivydale Drive S. 66 E. 60 feet to an iron pin, corner of Lot No. 129; thence with the line of Lot No. 129, S. 24 W. 175 feet to an iron pin; thence N. 66 W. 60 feet to an iron pin on the eastern side of Omar Avenue; thence with the eastern side of said Avenue N. 24 E. 175 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated November 10, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Book 710, Page 439.

This is a second mortgage, subject only to that first mortgage to Fidelity Federal Savings & Loan Association dated April 29, 1961 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 856, Page 269 and being in the original amount of \$4500.00.

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 September 28, 1967.
Motor Contract Co. of Greenville
By H. E. Phipps V. Pres.
Witness Arlene Ramsey
Patly Gilbert*

SATISFIED AND CANCELLED OF RECORD
2 DAY OF Oct. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:24 O'CLOCK P. M. NO. 9686