

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

BOOK 1017 PAGE 485

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, S. N. McClain, same as S. M. McClain,

(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 January 20, 1966,
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 Old Easley Bridge Road being designated as Lot No. 56, Section 2 of a subdivision of the Property of Carter Land Development Company, Inc. known as Tanglewood, the same as shown on a plat thereof prepared by Webb and Lose, Surveyors June 1954, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 56 and 57 and being the same property conveyed to the mortgagor by Carter Land Development Company, Inc. by its deed dated November 15, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 588, Page 148.

This is a second mortgage, subject only to that first mortgage given to First Federal Savings & Loan Association dated November 19, 1958 in the original amount of \$13,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 766, Page 174.

ALSO, All that piece, parcel or lot of land in Greenville County, State of South Carolina with all buildings and improvements thereon situate, lying and being in the County and State aforesaid located on Harris Street and being shown by plat thereof made by Dalton & Neves October 1958 and having the following metes and bounds, according to said plat:

BEGINNING at an iron pin at the joint corner of Temple Street and Harris Street and running thence along Harris Street South 79-25 East 57 feet to an iron pin; running thence along line of other property of J. Cleo Roper North 20-22 West 147.9 feet to an iron pin; running thence South 66-40 West 55 feet to an iron pin on Temple Street; running thence along Temple Street South 23-20 East 116 feet to an iron pin on Harris Street, the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated November 16, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 689, Page 219.

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 Nov. 22, 1968.
Motor Contract Co. of Greenville
By J. E. Phipps Pres.
Witness James Fagan
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF *Dec.* 19*68*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *12:09* O'CLOCK *P* M. NO. *13384*