

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE Office of **MATTHEW BRISSEY**, Attorneys at Law, Greenville, S. C.

BOOK **1033** PAGE **537**

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } **OLLIE FARNSWORTH**
R. M. C. } **MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, F. C. Frick,

(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 Three Hundred Thirty-Five and No/100-----Dollars (\$ 7,335.00) due and payable

Due and payable at the rate of \$122.25 per month for 60 months beginning July 16, 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**, near the City of **Greenville**, on the southwest side of **Mable Avenue** and being shown as **Lot No. 91** on **Plat #2** of the **James M. Edwards Property** recorded in the **R. M. C. Office for Greenville County, S. C.** in **Plat Book "II", Page 120**, said plat being made by **Dalton & Neves, Engineers** in **August 1955**, said lot fronting **100 feet** along the southwest side of **Mable Avenue** and running back to a depth of **200 feet** on the south-east side, to a depth of **200 feet** on the northwest side and being **100 feet** across the rear.

The above is the same property conveyed to the mortgagor by deed of even date and recorded herewith.

This is a second mortgage, subject only to that first mortgage given to **C. Douglas Wilson & Co.** dated **December 24, 1956** in the original amount of **\$16,000.00** and recorded in the **R. M. C. Office for Greenville County** in **Mortgage Book 701**, at **Page 27**.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 32

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Aug 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:43 O'CLOCK P M. NO. 4648