

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

BOOK 1037 PAGE 367

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Virgie F. Heaton,

(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

Three Thousand Four Hundred Thirty-Three and 20/100-----Dollars (\$ 3,433.20) due and payable

Due and payable at the rate of \$57.22 per month for 60 months beginning September 5, 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, on the southern side of Rogers Avenue shown as Lot No. 48 on plat of subdivision of Perry Property in Sans Souci recorded in the R. M. C. Office for Greenville County in Plat Book 'I', at Page 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rogers Avenue at the joint front corner of Lots Nos. 48 and 49 and running thence along the line of Lot No. 49 S. 10-17 E. 150 feet to an iron pin; thence S. 79-28 W. 50 feet to an iron pin at the corner of Lot No. 47; thence along the line of Lot No. 47 N. 10-17 W. 150 feet to an iron pin on the southern side of Rogers Avenue; thence along Rogers Avenue N. 79-28 E. 50 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated April 5, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 719, at Page 527.

This is a second mortgage, subject only to that first mortgage given to Fidelity Federal Savings & Loan Association dated April 5, 1963 in the original amount of \$5500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 918, at Page 133.

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 January 16, 1969.
Motor Contract Co. of Greenville
By J. E. Phipps Pres.
Witness Cagle S. Keown
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD
29 DAY OF Jan. 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:28 O'CLOCK P. M. NO. 17880