

GREENVILLE CO., S. C.

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

BOOK 1037 PAGE 531

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Gerald T. Tate and Mary Lou Tate,

(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 Eight Hundred Thirty-Seven and 80/100-----Dollars (\$ 4,837.80 ) due and payable

Due and payable at the rate of \$80.63 per month for 60 months beginning September 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, near the City of Greenville on the eastern side of Hudson Road containing five acres, more or less, and according to a survey made by John A. Simmons on June 30, 1960 is described as follows:

BEGINNING at a point in the center of the Hudson Road 526 feet south from Old Spartanburg Road at the corner of property of Lucille and Dewey Tate and running thence with the line of said property passing an iron pin on the edge of the road S. 78-45 E. 400 feet to an iron pin; thence S. 11-15 W. 550 feet to an iron pin; thence N. 78-45 W. 407 feet passing an iron pin on the edge of the road to a point in the center of the road; thence with Hudson Road as the line N. 17-25 E. 200 feet; N. 13-15 E. 100 feet and N. 6-40 E. 252 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed dated April 1, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 653, at Page 522.

This is a second mortgage, being junior in lien to that certain mortgage given to Independent Life & Accident Insurance Company dated July 5, 1960 in the original amount of \$13,500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 829, at Page 203.

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 May 31, 1968.*  
*Motor Contract Co. of Greenville*  
*By J. E. Phipps Pres.*  
*Witness G. K. Folk*  
*Joyce Wagner*

SATISFIED AND CANCELLED ON RECORD  
14 DAY OF Oct. 1969  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:31 O'CLOCK P. M. NO. 8918