

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
GREENVILLE CO. S. C.

WHEREAS,

I, B. J. McMakin,

AUG 29 11 16 AM 1966

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Motor Contract Company of Greenville, Inc. R. M. C.

(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

Eight Thousand Five and 20/100----- Dollars (\$ 8,005.20) due and payable

Due and payable \$133.42 per month for 60 months beginning October 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, in Butler Township, on the southern side of Roper Mountain Road and according to a survey of the Property of B. J. McMakin prepared by John A. Simmons on August 25, 1960 and having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of said road, corner of property of Spaulding; thence with his line S. 1-12 W. 352 feet to an old iron pin; thence with property of Curtis Bagwell N. 89-50 W. 501 feet to an iron pin; thence N. 0-44 W. 319.6 feet to an iron pin 3 feet south of the southern edge of Roper Mountain Road; thence with said Road N. 86-50 E. 512 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated December 19, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 649, at Page 387.

This is a second mortgage, subject only to that first mortgage given to Independent Life and Accident Insurance Company dated September 17, 1960 in the original amount of \$15,700.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 836, at Page 245.

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 Feb. 13, 1968.
Motor Contract Co. of Greenville
J. E. Phipps
witness Melita Wilson
G. R. Folk

SATISFIED AND CANCELLED OF RECORD
14 DAY OF Feb. 1968
Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:59 O'CLOCK A. M. NO. 21480