

SEP 28 2 29 PM 1966

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1041 PAGE 489

WHEREAS, I, Mildred L. Richardson,

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

Motor Contract Company of Greenville, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Three Thousand Three Hundred Ninety-Four and 56/100----- Dollars (\$ 3,394.56) due and payable

Due and payable \$70.72 per month for 48 months beginning October 27, 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 Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 east side of West Dorchester Boulevard and being known and designated as Lot No. 111 according to a plat of Belle Meade as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "EE", at Pages 116 and 117, facing 80 feet on West Dorchester Boulevard, reference being hereby craved to said plat for a description by metes and bounds.

This being the same property conveyed to the mortgagee by deed dated December 2, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 688, at Page 467.

This is a second mortgage, being junior in lien to that certain mortgage given by William M. Beasley to C. Douglas Wilson & Co. in the original amount of \$13,500.00 dated August 6, 1956 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 687, at Page 139.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.