

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

BOOK 1044 PAGE 503

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 15 4 43 PM 1966

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John D. Vess, Jr. and Martha S. Vess,

(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 Three Hundred Ninety-Eight and 40/100-----Dollars (\$ 3,398.40) due and payable

Due and payable \$56.64 per month for 60 months beginning December 14, 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 Chick Springs Township, known as Lot No. 5 and the eastern one-half of Lot No. 6, Block F, Plat of Mayfair Estates recorded in the R. M. C. Office for Greenville County in Plat Book "S", Pages 72 and 73 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lee Road, joint front corner of Lots Nos. 4 and 5 and running thence S. 17-17 E. 150 feet to an iron pin; thence S. 72-43 W. 75 feet to an iron pin in the center line of Lot No. 6; thence on a new line through Lot No. 6 N. 17-17 W. 150 feet to an iron pin on Lee Road; thence with said Lee Road N. 72-43 E. 75 feet to the point of beginning.

This being the same property conveyed to John D. Vess, Jr. by deed dated November 9, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 761, at Page 302.

This is a second mortgage, being junior in lien to that certain mortgage given to Aiken Loan & Security Company dated November 11, 1964 in the original amount of \$15,300.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 978, at Page 107.

ALSO, All that lot of land in the County of Greenville, State of South Carolina, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Chick Springs Township known as Lot No. 4 and the western one-half of Lot No. 3, Block F of Mayfair Estates recorded in the R. M. C. Office for Greenville County in Plat Book "S", at Pages 72 and 73 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southern side of Lee Road, the joint front corner of Lots Nos. 4 and 5 and running thence along the line of Lot No. 5 S. 17-17 E. 150 feet; thence along line of Lot No. 28 N. 72-43 E. 75 feet to an iron pin; thence through Lot No. 3 N. 17-17 W. 150 feet to an iron pin on Lee Road; thence with said Road S. 72-43 W. 75 feet to the point of beginning.

This being the same property conveyed to John D. Vess, Jr. and Martha S. Vess by deed dated July 27, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Book 804, at Page 329.

This is a second mortgage, being junior in lien to that certain mortgage given to Aiken Loan & Security Company dated November 2, 1964 in the original amount of \$14,550.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 977, at Page 75.

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 Dec. 18, 1967.

Motor Contract Co. of Greenville

By J. E. Phipps

*Witness - Arlene Ramsey
Melita Wilson*

SATISFIED AND CANCELLED OF RECORD

8 DAY OF March 19 68

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:57 O'CLOCK P. M. NO. 23542