

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1048 PAGE 377
FILED
JAN 18 1967
Mrs. Ollie Farnsworth
R. M. C.

WHEREAS,

I, C. L. Phillips,

(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

Seven Thousand Three Hundred Thirty and 08/100----- Dollars (\$ 7,330.00) due and payable

Due and payable \$152. 71 per month for 48 months beginning February 17, 1967 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 Parnell Bridge Road consisting of 7.4 acres, according to a plat of the Property of C. L. Phillips dated April 4, 1963 prepared by C. C. Jones Civil Engineer and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on stone corner on the Parnell Bridge Road at the joint front corner of the property now or formerly owned by Parnell and running thence N. 80-30 E. 656.3 feet to an iron pin and stone; thence N. 39-30 E. 475 feet to an iron pin; thence N. 32-15 W. 178.5 feet to an iron pin; thence N. 65-30 W. 295 feet to an iron pin on the power line right-of-way; thence with the right-of-way S. 27-10 W. 509 feet to an iron pin; thence S. 75-30 W. 361 feet to an iron pin near a water oak; thence S. 2-00 W. 195.5 feet to the point of beginning.
LESS, HOWEVER, one acre deeded to Robert L. Johnson by deed dated August 25, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Book 780, at Page 611.

The above is the same property conveyed to the grantor by deed dated April 27, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 746, at Page 120.

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.

*See Agreement for Purchase & Extension of Term of Mortgage to this Mortgagee
see R. E. M. Book 1145 page 441*

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 30 PAGE 750

SATISFIED AND CANCELLED OF RECORD
5 DAY OF June 1975
Bernie S. Tank
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:05 O'CLOCK A.M. NO. 28631