

JUL 31 - 2:39 PM 1967

BOOK 1065 PAGE 119

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, 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:

WHEREAS, I, Abner Bruce Sims,

(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

Six Thousand Four Hundred Forty-Two and 20/100-----Dollars (\$ 6,442.20 ) due and payable

Due and payable \$107.37 per month for sixty (60) months beginning August 24, 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, in Oaklawn Township on the northeast side of Augusta Road (U. S. Highway No. 25) containing 10.64 acres, more or less as shown on plat of Property of W. E. Sims recorded in the R. M. C. Office for Greenville County in Plat Book "MMM", at Page 63 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Augusta Road and running thence with the line of W. E. Sims land N. 60-15 E. 608.4 feet to an iron pin; thence continuing along Sims land N. 38-43 E. 750.4 feet to an iron pin; thence along Nalley line S. 39-26 E. 555.7 feet to an iron pin and stone; thence along Stoddard line S. 60-43 W. 1351.8 feet to an iron pin on the northeastern side of Augusta Road; thence with Augusta Road N. 40-20 W. 266.2 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated April 6, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Book 797, at Page 118.

This is a second mortgage, being junior in lien to that certain mortgage given to the Federal Land Bank of Columbia in the original amount of \$18,500.00 dated April 25, 1966 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1029, at Page 231.

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 5/30/71.  
Motor Contract Co. of Greenville  
By J. E. Phipps V.P.  
Witness Susie Odom  
J. H. Hooks*

SATISFIED AND CANCELLED OF RECORD

28 DAY OF June 19 71  
Ollie Farnsworth

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

AT 11:32 O'CLOCK A. M. NO. 31724