

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C. BOOK 1071 PAGE 77

STATE OF SOUTH CAROLINA

OCT 2 2 25 PM 1967

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Clyde H. Jones and Hazel Batson Jones,

(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

One Thousand Six Hundred Eighty-Three and 12/100----- Dollars (\$ 1,683.12) due and payable

Due and payable at the rate of \$70.13 per month for twenty-four (24) months beginning October 28, 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, Bates Township, Travelers Rest, containing 24.94 acres as shown on plat of Estate of Mattie Coleman recorded in the R. M. C. Office for Greenville County in Plat Book "VV", at Page 103 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of U. S. Highway 276 known as the Geer Highway at the corner of Mrs. Zola Langford and running thence N. 26-35 E. 969 feet to an iron pin; thence along Tyre Langford S. 49-35 E. 1352.6 feet to an iron pin; thence along the old road as the line along the property of Montgomery the following courses and distances, to-wit: S. 50-48 W. 425 feet to an iron pin; S. 52-30 W. 300 feet to an iron pin; S. 60 W. 185 feet to an iron pin; S. 87-34 W. 185.4 feet to the northeastern side of said highway; thence along said highway the following courses and distances, to-wit: N. 37-50 W. 100 feet to an iron pin; N. 40-09 W. 100 feet to an iron pin; N. 42-16 W. 100 feet to an iron pin; N. 44-27 W. 100 feet to an iron pin; N. 46 W. 100 feet to an iron pin; N. 48 W. 100 feet to an iron pin; N. 50-16 W. 186.4 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed dated May 20, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 674, at Page 220.

This is a second mortgage, subject only to that first mortgage given to Travelers Rest Federal Savings & Loan Association in the original amount of \$8,000.00 dated May 22, 1961 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 858, at Page 225.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 580

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Jan. 19. 72
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:45 O'CLOCK A. M. NO. 18488

The Commissioner has Re-Advised & Estimated All R. M. C. Book 1071 Page 537