

SEP 3 2 36 PM 1968

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

BOOK 1101 PAGE 657

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ben S. Irvin,

(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 Five Hundred Sixty-Nine and 24/100----- Dollars (\$ 1,569.24 ) due and payable

Due and payable at the rate of \$43.59 per month for thirty-six (36) months beginning September 27, 1968 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 southeastern side of Ridgeway Drive and being known and designated as Lot No. 36 on plat of Woodfields, Inc., said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "S", at Page 7 and fronting 70 feet on Ridgeway Drive.

The above is the same property conveyed to the mortgagor by deed dated December 13, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Book 567, at Page 189.

This is a second mortgage, being junior in lien to that certain mortgage given to Carolina Federal Savings & Loan Association in the original amount of \$5,000.00 dated February 6, 1964 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 948, at Page 169.

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.

This Mortgage Assigned By \_\_\_\_\_  
From \_\_\_\_\_  
on \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, Assignment recorded  
in Vol. \_\_\_\_\_ of R. E. Mortgages on Page \_\_\_\_\_  
This \_\_\_\_\_ of \_\_\_\_\_ 19\_\_\_\_, # \_\_\_\_\_

*For Satisfaction to this Mortgage  
see R. E. M. Book 1183 page 10*

SATISFIED AND CANCELLED OF RECORD  
8th DAY OF March 1971  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:14 O'CLOCK P. M. NO. 20679.

*Paid Nov. 27, 1968  
Motor Contract Co. of Greenville  
c/o Phillip M.  
Witness J. H. Cooke  
George Magner*

SATISFIED AND CANCELLED OF RECORD  
22 DAY OF March 1971  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:14 O'CLOCK P. M. NO. 20679.