

SEP 27 10 25 AM 1968

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

BOOK 1104 PAGE 465

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNWORTH  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Claude R. Ellison,

(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 Eight Hundred Thirty-Five and 80/100----- Dollars (\$ 6,835.80 ) due and payable

Due and payable at the rate of \$113.93 per month for sixty (60) months beginning October 24, 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 northwestern side of Saluda Dam Road and having, according to said plat of the Property of C. R. Ellison dated September 21, 1959, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "TT", at Page 51, the following metes and bounds, to-wit:

BEGINNING at a bolt in the center of Saluda Dam Road at the southwestern corner of the land herein described and running thence along the center of said road North 72 degrees 30 minutes East 218.6 feet to a nail and cap in center of said road; thence continuing along the center of said road North 64 degrees, 00 minutes East 140.8 feet to a nail and cap in center of said road; thence North 25 degrees, 20 minutes West 20.8 feet to an iron pin on the southwestern edge of Debrah Lane; thence along the southwestern edge of Debrah Lane North 25 degrees, 30 minutes West 249.0 feet to a point in a branch; thence along the center of the branch as the line by the traverse line North 87 degrees, 00 minutes West 26 feet to a point; thence along the center of the branch as the line by the traverse line South 81 degrees, 00 minutes West 44 feet to a point; thence along the center of the branch as the line by the traverse line North 88 degrees, 00 minutes West 104 feet to a point; thence along the center of the branch as the line by the traverse line North 72 degrees, 00 minutes West, 92 feet to a point where the mouth of the branch intersects contour 849.5 feet of the lake; thence in a westerly direction along contour 849.5 feet of the lake, 74 feet, more or less, to an old iron pin; thence along a line of land of Duke Power Company South 47 degrees, 10 minutes East 215.5 feet to a concrete monument; thence continuing along a line of land of Duke Power Company South 20 degrees, 00 minutes West 217.4 feet to a concrete monument; thence continuing along a line of Duke Power Company South 37 degrees, 58 minutes East 70.6 feet to a bolt in the center of Saluda Dam Road, the point of beginning.

The above is the same property conveyed to the mortgagor by deeds dated July 2, 1946 and August 4, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Book 295, at Page 298 and Deed Book 464, at Page 243.

This is a second mortgage, subject only to that first mortgage to Durham Life Insurance Company dated October 23, 1959 in the original amount of \$2,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 806, at Page 377.

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 23 PAGE 72

SATISFIED AND CANCELLED OF RECORD  
2 DAY OF May 1974  
Bernie S. Santorsley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:21 O'CLOCK P. M. NO. 27667

for Payment to this Mortgage see O. & M. Books 1190 page 190.