

FILED
MORTGAGE OF REAL ESTATE—Mami, Foster, Ashmore & Briskey, Attorneys at Law, Justice Building, Greenville, S. C.
BOOK 1117 PAGE 327

STATE OF SOUTH CAROLINA } FEB 18 11 20 AM 1969
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ELLIE FARNWORTH
R. M. C.

WHEREAS, I, EARL T. BAUGHMAN,

(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 Four Hundred Twenty-Two and No/100-----

-----Dollars (\$ 7,422.00) due and payable

at the rate of \$123.70 for sixty months, beginning March 12, 1969 and continuing on the 12th day of each and every month 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 Lockwood Avenue in the City and County of Greenville known and designated as Lot No. 67 of a subdivision known as Elletson Acres recorded in the R. M. C. Office for Greenville County in Plat Book "EE", at Page 161, and said lot having such metes and bounds as shown thereon.

The above is the same property conveyed to the mortgagor by deed dated March 16, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 573, at Page 174.

This is a second mortgage subject only to that first mortgage to C. Douglas Wilson & Co. in the original amount of \$12,000.00 dated March 18, 1957 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 707, at Page 509.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 March 24, 1969.

Motor Contract Co. of Greenville

J. E. Phipps V.P.

*Witness: Eagle R. Krown
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD

4 DAY OF April 19 69

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

AT 9:43 O'CLOCK M. NO. 23682