

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 22 2 02 PM 1963

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FURNWORTH
R. M. C.

WHEREAS, I, B. R. Griffin

(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 Three Thousand Four Hundred Fifty Six and No/100-----

Dollars (\$ 3, 456. 00) due and payable

\$57. 60 beginning on the 15th day of April, 1963 and \$57. 60 on the 15th day of each month thereafter for sixty months until the full amount is paid

maturity with interest thereon from ~~date~~ at the rate of six(6%) per centum per annum, to be paid monthly

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, City of Greenville, being known and designated as Lot No. 44 of the C. B. Martin Subdivision, as shown on Plat in R. M. C. Office for Greenville County, in Plat Book "F", Page 102, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Highland Drive, joint corner of Lots 43, 44 and running thence N. 48-50 E., 180 feet to an iron pin, joint corner of Lots 43, 44, 23 and 24; thence N. 41-10 W., 82.5 feet to an iron pin, joint corner of Lots 44, 45, 22 and 23; thence S. 48-50 W., 180 feet to an iron pin on Highland Drive, joint corner of Lots 44 and 45; thence S. 41-10 E., 82.5 feet to the point of beginning.

The above described property is the same conveyed to me and recorded in Deed Book 557, at Page 241.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to C. Douglas Wilson & Co. on July 18, 1956 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 685, at Page 13, in the original amount of \$9000.00.

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 June 27, 1966
Motor Contract Co. of Greenville
By: J. O. Fagan
Dianne Armstrong
Judy Kizer*

SEARCHED AND CANCELLED BY RECORD

*15 DAY OF August 1966
Ollie Furnsworth
R. M. C. OFFICE GREENVILLE COUNTY S. C.*

AT 2:54 P.M. BOOK P. M. N. 4538