

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
SEP 30 9 05 AM 1964  
TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 913 PAGE 481

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Edna H. Howell,

(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 Eighty-Five and 20/100----- Dollars (\$ 3,085.20 ) due and payable

Due and payable \$51.42 per month for 60 months beginning October 25, 1964, and continuing thereafter until paid in full.

maturity  
with interest thereon from ~~now~~ at the rate of six 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, shown as a portion of Lots Nos. 16, 17 and 18, Block E on plat of Mayfair Estates of record in the R. M. C. Office for Greenville County in Plat Book "S", at Page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tiffany Drive at the joint front corner of Lots Nos. 15 and 16; thence along the line of Lot No. 15 S. 21-56 E. 140 feet to an iron pin; thence S. 68-09 W. 84 feet to an iron pin at a point 6 feet east of the joint line of Lots Nos. 18 and 19; thence with a line parallel to said joint line and 6 feet east thereof, N. 21-56 W. 140 feet to an iron pin on Tiffany Drive; thence with Tiffany Drive N. 68-04 E. 84 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated October 24, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 609, Page 145.

This is a second mortgage, subject only to that first mortgage given by the mortgagor to First Federal Savings & Loan Association dated July 3, 1963 in the original amount of \$7,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 927, Page 263.

Together with all and singular rights, members, herditaments, 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 Jan. 8, 1969.  
Motor Contract Co. of Greenville  
J. E. Phipps Pres.  
Witness Gage R. Keown  
Joyce Wagner*

RECORDED AND CANCELLED OF RECORD  
13 DAY OF Jan. 1969  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:36 O'CLOCK P. M. NO. 16553

*For Cancellation See R. M. C. Books 1096 Page 165*