

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 16 10 51 AM 1963
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
OLLIE FARNSWORTH
R. M. C.

BOOK 943 PAGE 379

WHEREAS, I, William Russo

(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 Seven Hundred Thirty Five and 60/100**

-----Dollars (\$ 3,735.60) due and payable

\$ 62.28 per month for 60 months beginning January 13, 1964 and continuing thereafter until paid in full,

maturity

with interest thereon from ~~the~~ at the rate of **SIX (6%)** 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

All that piece, parcel or lot of land on the southeastern side of Pimlico Road, near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 69, on plat of Sec. A, Gower Estates, recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Pages 146 and 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pimlico Road at the joint front corner of Lots No. 68 and 69 and running thence with the line of Lot No. 68 S/ 76-41 E. 175 feet to an iron pin; thence S. 13-19 W. 80 feet to an iron pin; thence with the line of Lot No. 79, N. 76-41 W. 175 feet to an iron pin on the southeastern side of Pimlico Road; thence with said Road N. 13-19 E. 80 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed recorded in Deed Book 689, at Page 117.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to First Federal Savings & Loan Assn. dated December 18, 1961 in the original amount of \$12,000.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 877, at Page 379.

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 May 19, 1967.
Motor Contract Co. of Greenville
By: J. C. Fagan
Witness - P. Gilbert
A. Ramsey*

SATISFIED AND CANCELLED OF RECORD

23 DAY OF May 1967

Ollie Farnsworth

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

AT 2:01 O'CLOCK P. M. NO. 28430