

APR 3 10 31 AM 1967

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } E

OLLIE FARNSWORTH
R. M. C.
MORTGAGE OF REAL ESTATE

BOOK 1053 PAGE 517

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Melvin Rochester

(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 Nineteen Hundred One and 88/100----

Dollars (\$1901.88) due and payable
\$52.83 per month for 36 months beginning May 1, 1967 and continuing thereafter
until paid in full

with interest thereon from Maturity at the rate of 7 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 in the City of Greenville, known and designated as lot No. 3 on plat of Carver Park Addition made by the Piedmont Engineering Service, February 1953, and recorded in the RMC Office for Greenville County in Plat Book DD at Page 72, and having, according to said plat, the following courses and distances, to-wit:

"BEGINNING at an iron pin on the east side of Carter Street, joint front corner of lots Nos. 3 and 4, and running thence along the line of lot 4, S. 89-44 E. 169.3 feet to an iron pin on line of lot No. 6; thence along the line of lot No. 6 N. 42-20 E. 14.9 feet to an iron pin; thence N. 36-54 W. 48.5 feet to an iron pin, corner of lot No. 2; thence along the line of lot No. 2, N. 89-44 W. 150.4 feet to an iron pin on Carter Street; thence along Carter Street, S. 0-16 W 50 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated May 11, 1964 and recorded in the RMC office for Greenville County in Deed Book 499, Page 347.

This is a second mortgage subject to that first mortgage given by the mortgagor to First Federal Savings & Loan Association dated August 3, 1964 in the original amount of \$4750.00 and recorded in the RMC Office for Greenville County in Mortgage Book 967, Page 114.

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 31, 1968.
Motor Contract Co. of Greenville
J. E. Phipps Vice President
Witness G. K. Folk
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD

4 DAY OF Oct. 1968
Ollie Farnsworth

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

AT 10:15 O'CLOCK A M. NO. 8346