

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

932 185
AUG 19 2 30 PM 1963

WHEREAS, I, Helen Brown,

(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 Six Hundred, Five and 22/100

Dollars (\$ 605.22) due and payable

at the rate of \$28.82 per month for 21 months beginning September 16, 1963, and continuing thereafter until paid in full.

with interest thereon from ~~3%~~ maturity 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 Mortgagee in hand well and truly paid by the Mortgagor at and before the signing 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 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 in Greenville County, State of South Carolina, known and designated as Lots Nos. 80 and 81 of Nicholtown Subdivision according to plat recorded in the R. M. C. Office for Greenville County in Plat Book "M", page 4, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern corner of Bridwell Avenue and Gandy Street and running thence with Gandy Street N. 89-15 E., 110 feet to the front corner of Lot No. 115; thence along the line of Lot No. 115 S. 0-45 E., 180 feet to the joint rear corner of Lots Nos. 81 and 82; thence along the line of Lots Nos. 81 and 82 S. 89-15 W., 110 feet to the eastern side of Bridwell Avenue, thence along said street N. 0-45 W., 80 feet to an iron pin, the point of beginning.

This being the same lots conveyed to the Mortgagor herein by Deed dated November 19, 1941, and recorded in the R. M. C. Office for Greenville County in Deed Book 239, page 304:

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 promises 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.