

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 946 PAGE 367

FILED  
GREENVILLE CO. S. C.  
JAN 21 10 51 AM 1964

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ben Moore, same as Bennie G. Moore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Motor Contract Company of Greenville, Inc., its successors and assigns, forever,

(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

at the rate of \$51.42 per month for 60 months, beginning February 16, 1964, and continuing thereafter until paid in full. It is expressly understood and so agreed by the undersigned that interest for a period of five years at 6% per annum may be deducted in advance from the gross amount of this note; maturity with interest thereon from ~~2/16~~ 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, on the northern side of Glenn Road and being known and designated as Lot 21, Block "A" of Glenn Farms as shown on plat thereof as recorded in the R. M. C. office for Greenville County in Plat Book "M" at Page 75 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Glenn Road at the joint front corner of Lots 20 and 21 and running thence along said road S. 82-00 W. 100 feet to an iron pin; thence along line of Lot 22 N. 3-30 E. 237 feet to an iron pin; thence S. 87-30 E. 98.7 feet to an iron pin; thence along line of Lot 20 S. 3-30 W. 219.5 feet to point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 518 at Page 68 and <sup>by</sup> deed recorded in Deed Book 518 at Page 24.

This is a second mortgage being junior in lien to a mortgage given by the mortgagor to the First Federal Savings and Loan Association in the original amount of \$8,500.00, dated February 1, 1955, and recorded in Mortgage Book 626 at Page 131.

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.