

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE ^{SEP 15 10 28 AM 1964} of ^{10:28} ~~MATTAN~~ ^{OLLIE FARNSWORTH} ~~MANN~~, Attorneys at Law, Greenville, S. C.

BOOK 971 PAGE 589

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } **MORTGAGE OF REAL ESTATE**
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John Gallamore, Jr.,

(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
Two Thousand Six Hundred Fourteen and 80/100-----Dollars (\$ 2,614.80) due and payable

Due and payable \$43.58 per month for 60 months beginning October 14, 1964, and continuing thereafter until paid in full.

maturity
with interest thereon from ~~due~~ 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, near the City of Greenville, on the southwestern side of Crain Avenue, known and designated as Lot No. 3 of Central Realty Corporation Property according to a plat thereof made by Pickell & Pickell November 22, 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P", Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake approximately 220 feet from the northwestern intersection of Crain Avenue with Hampton Street, at the corner of Lot No. 2 of said property, and running thence along the line of said lot, S. 45-45 W. 215 feet to a stake at the rear corner of Lot No. 2; thence N. 25-30 W. 62 feet to a stake at the rear corner of Lot No. 4 of said property; thence along the line of that lot N. 46-15 E. 214.4 feet to a stake on Crain Avenue; thence along the western side of Crain Avenue S. 25-30 E. 60 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated August 1, 1947 and recorded in the R. M. C. Office for Greenville County in Deed Book 349, Page 129.

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.