

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 6 11 38 AM 1963

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 930 Page 421

OLDFIELD NORTH  
R.M.C.

WHEREAS, we, Fred Ball, and Molly Mae Ball

(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 Five Thousand Fifty Seven and 40/100

Dollars (\$ 5,057.40 ) due and payable

at the rate of \$84.29 a month for 60 months beginning September 6 and continuing thereafter until fully paid

maturity

with interest thereon from date 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 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, known and designated as Lots 1 and 2 on a plat of Woodland Heights, said plat being recorded in the RMC Office for Greenville County in Plat Book EE, Page 101, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint rear corner of Lots 1 and 3 and running thence along the line of Lot No. 1 S. 1-07 E. 199.4 feet to an iron pin, front corner of Lot No. 1; thence S. 88-51 E. 120.7 feet to a point on the front line of Lot No. 2; thence with the curve of Lot No. 2 N. 72-15 E 52.1 feet to a point; thence N. 25-40 E. 45.9 feet to a point; thence N. 8-19 E. 68.8 feet to a point; thence N. 4-30 E. 40 feet to an iron pin joint rear corner of Lots 2 and 3; thence along the rear line of Lots 1 and 2 N. 78-13 W. 211 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed dated April 11, 1955 and recorded in the RMC Office for Greenville County in Deed Book 524, Page 42.

It is expressly understood that this is a second mortgage subject only to that first mortgage to Fountain Inn Federal Savings and Loan Association dated January 7, 1957 and recorded in the RMC Office for Greenville County in Mortgage Book 702, Page 178.

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.