

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 15 9 20 AM 1963

MORTGAGE OF REAL ESTATE

931 533

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLER

WHEREAS, I, Jesse J. Ballew

(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 Three Hundred Eighty Eight and No/100

Dollars (\$2,388.00) due and payable

\$49.75 per month for forty-eight months beginning September 13, 1963 and continuing thereafter until paid in full,

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 added 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, Monaghan Mill Village, known and designated as Lot No. 94, Section 1, as shown on plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C.", made by Pickell & Rickell, dated December 20, 1948 recorded in the R. M. C. Office for Greenville County in Plat Book "S", at Pages 179-181 inclusive, according to said plat the described lot is known as No. 5 Haynsworth Street, and fronts thereon 56 feet.

This being the same property conveyed unto the Mortgagor herein by deed recorded in Deed Book 382, at Page 56.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to Liberty Life Insurance Co. on May 1, 1949 in the original amount of \$2,850.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 421, at Page 421.

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 fixture 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 title 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 Oct. 3, 1964
Motor Contract Co.
of Greenville
By: J. E. Phipps
J. D. Morgan
Elizabeth J. Stokes*

*Oct 64
Ollie Lamson
R. M. C. FOR GREENVILLE
3.20 P. 11375*