

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
SEP 23 10 35 AM 1963

MORTGAGE OF REAL ESTATE

BOOK 935 PAGE 201

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE TAYLOR
R. M. C.

WHEREAS, We, Phillip B. McMahan and Bertha L. McMahan

(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 **One Thousand Five Hundred Four and 44/100**-----

\$ 41.79 per month for **36** months beginning **October 23, 1963** and continuing thereafter until paid in full,

Dollars (\$1,504.44) due and payable

maturity

with interest thereon from ~~now~~ 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 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**, known and designated as **Lot No. 3, Block 12, plat**

thereof recorded in the **R. M. C.** Office for Greenville County in Plat Book "**X**", at Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Second Avenue, joint front corner of Lots 3 and 4 and running thence along the common line of said lots, **S. 84-24 E. 119.9** feet to an iron pin; thence along the rear line of Lot No. 3, **N. 11-56 E. 80.4** feet to an iron pin, joint rear corner of Lots No. 2 and 3; thence along the common line of said lots, **N. 84-24 W. 128.6** feet to an iron pin on the southeastern side of Second Avenue; thence along said Avenue, **S. 5-36 W. 79.85** feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed recorded in Deed Book 410, at Page 195.

It is expressly understood that this is a second mortgage subject only to that first mortgage to Carolina Federal Savings & Loan Assn, dated October 19, 1960 in the original amount of \$3,300.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 839, at Page 333.

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.