

GREENVILLE
MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.
DEC 18 4 38 PM 1963

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 943 PAGE 553

OLLIE J. NORTH
R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Garvin L. Boiter, Jr. and Doris C. Boiter

(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 Three Thousand Seven Hundred Forty Two and 80/100-----
----- Dollars (\$ 3,742.80) due and payable

\$ 62.38 per month for 60 months beginning January 17 , 1964 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 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

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville on the western side of Donna Road, known and designated as Lot No. 2 on the plat of property of John Lude Vaughn as recorded in the R. M. C. Office for Greenville County in Plat Book "DD", at Page 13, said plat being a revision of Lots No. 7 and 8 on plat No. 2 of the property of W. S. Bradley as recorded in said R. M. C. Office in Plat Book "O", at Page 169, and according to said first mentioned plat, said lot fronting 85 feet on the westerly side of Donna Road, and having a depth of 200 feet on the northerly side, a depth of 200 feet on the southerly side, and being 85 feet across the rear.

This being the same property conveyed unto the Mortgagors herein by deed recorded in Deed Book 618, at Page 71.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to C. Douglas Wilson & Co. dated February 5, 1954 in the original amount of \$10,600.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 585, at Page 463.

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.