

FILED
MORTGAGE OF REAL ESTATE OFFICE OF W. MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 23 2 33 PM 1963

MORTGAGE OF REAL ESTATE

BOOK 944 PAGE 231

TO ALL WHOM THESE PRESENTS MAY CONCERN:

O. L. H. ...

WHEREAS, I, William Cason,

(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

Due and payable \$84.29 per month for 60 months beginning January 23, 1964, and continuing thereafter until paid in full.

with interest thereon from date at the $\frac{7}{8}\%$ of maturity 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, on Shelborne Road, being known and designated as lot #204, according to a plat of Gower Estates, said plat being recorded in the R. M. C. office for Greenville County in Plat Book XX at pages 36 and 37.

This is the same property conveyed to the mortgagor herein by deed dated November 20, 1962, and recorded in the R. M. C. office for Greenville County in Deed Book 711.

It is expressly understood that this is a second mortgage, subject to that first mortgage to First Federal Savings and Loan Association, dated November 20, 1962, and recorded in the R. M. C. office for Greenville County in Mortgage Book 908, page 178.

Also: One 1962 Pontiac Sport Coupe serial number 362 D-16510.

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.

Filed in Office of W. Mann & Mann, Greenville, S.C. Dec 23 1963