

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Walter Pyles,

(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 Two Hundred Forty-One and No/100-----Dollars (\$ 2, 241. 00 ) due and payable

Due and payable \$37. 35 per month for 60 months beginning July 10, 1964, and continuing thereafter until paid in full.

maturity  
with interest thereon from ~~date~~ at the rate of six 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, City of Greenville, situate on the southeast side of McAlister Road, shown as Lot 10 on plat of Greenacre Heights, made by Dalton & Neves, Engineers, April, 1951, recorded in the R. M. C. Office for Greenville County in Plat Book "BB", at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of McAlister Road at joint front corner of Lots 9 and 10, and running thence along the joint line of said lots S. 61-40 E. 150 feet to an iron pin in line of property of Moseley and Douglas; thence N. 28-20 E. 50 feet to an iron pin, joint rear corner Lots 10 and 11; thence along the joint line of said lots N. 61-40 W. 150 feet to an iron pin on the southeast side of McAlister Road; thence along the southeast side of McAlister road, joint front corner of Lots 10 and 11, S. 28-20 W. 50 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed dated September 30, 1953 and recorded in the R. M. C. Office for Greenville County in Deed Book 487, Page 21.

This is a second mortgage, subject to that first mortgage given by the mortgagor to First Federal Savings and Loan Association in the original amount of \$8400.00 dated January 15, 1960 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 814, Page 428.

ALSO, All that lot of land situate on the southeast side of Greenacre Road (formerly McAlister Road) in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 9 on Plat of Greenacre Heights, made by Dalton & Neves, April, 1951 recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "BB", at Page 25 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeast side of Greenacre Road, at joint front corner of Lots 8 and 9, and running thence along the line of Lot 8, S. 61-40 E. 150 feet to an iron pin; thence N. 28-20 E. 50 feet to an iron pin; thence with the line of Lot 10 N. 61-40 W. 150 feet to an iron pin on the southeast side of Greenacre Road; thence along said Road S. 28-20 W. 50 feet to the beginning corner. The above described property is the same conveyed to the mortgagor by deed of Robert Lee Pyles of even date herewith to be recorded.

Together with all and singular rights, members, herditaments, 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.

*1st Case Report for Plaintiff's & Defendant's See to the Book 1000 Page 557*