

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN & BOSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1056 PAGE 233

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Marvin B. Sheriff and Elizabeth Sheriff,

(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 Seven Hundred Seventeen and 28/100-----Dollars (\$ 2, 717. 28 ) due and payable

Due and payable \$75. 48 per month for thirty-six (36) months beginning May 26, 1967 and continuing thereafter until paid in full.

with interest thereon from maturity at the rate of seven 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, Paris Mountain Township, being more particularly described as follows:

BEGINNING on the Groce Road at an iron pin and running southeast a distance of 200 feet to an iron pin; thence northeast for a distance of 190 feet to an iron pin; thence northwest for a distance of 224 feet to an iron pin containing three-fourths acres, more or less adjoining lands with the Groce Road on the southeast, Jessie Nola Scott on the northeast and W. J. Farrow on the northwest.

ALSO, All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, Paris Mountain Township, containing 0. 9 acres, more or less, and being a portion of the Property of Mrs. Jessie Nola Scott which is a portion of Lots Nos. 2 and 3 of the James M. Hodgens Estate as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "F", at Page 292 and having the following metes and bounds, to-wit:

BEGINNING at an ironpin in the center of Blackberry Valley Road 215 feet southeast of Groce Road and running thence along the center of Blackberry Valley Road in an easterly direction 189 feet; thence almost due south 117 feet; thence almost due west 283 feet; thence along Hensley and Goodlett in a northeasterly direction 223 feet to the point of beginning.

The first described property above was deeded to the mortgagors by deed dated July 15, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 742, at Page 250.

The second described piece of property was deeded to the mortgagors by deed dated October 3, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 661, at Page 177.

ALSO, 0. 10 acres deeded to the mortgagors herein by deed dated July 15, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 742, at Page 259.

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.