

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



BOOK 1096 PAGE 133

WHEREAS THESE PRESENTS MAY CONCERN:

WHEREAS, I, LOUISE D. SMITH,

(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

SEVEN HUNDRED FORTY-FOUR DOLLARS AND No/100 Dollars (\$ 744.00) due and payable

DUE AND PAYABLE AT THE RATE OF \$31.00 A MONTH FOR 24 MONTHS BEGINNING JULY 24, 1968 AND CONTINUING THEREAFTER UNTIL PAID IN FULL.

with interest thereon from MATURITY at the rate of 9 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, GANTT TOWNSHIP, KNOWN AND DESIGNATED AS LOT NO. 4, ON PLAT OF ETHEL J. ROGERS PROPERTY AND BEING SITUATE ON THE SOUTHERN SIDE OF SPRING STREET AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERN SIDE OF SPRING STREET AT THE JOINT FRONT CORNER OF SAID LOT NO. 4 AND PROPERTY OF H. L. MOORE AND RUNNING THENCE ALONG THE LINE OF MOORE PROPERTY S. 14-01 W. 119.5 FEET TO AN IRON PIN; THENCE IN A NORTHEASTERLY DIRECTION 105 FEET TO A POINT AT THE JOINT REAR CORNER OF LOTS NOS. 4 AND 5; THENCE ALONG THE JOINT LINE OF SAID LOTS IN A NORTHERLY DIRECTION 120 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERN SIDE OF SPRING STREET; THENCE ALONG SPRING STREET IN A SOUTHWESTERLY DIRECTION 75 FEET TO THE POINT OF BEGINNING.

THE ABOVE IS THE SAME PROPERTY CONVEYED TO THE MORTGAGOR BY DEED DATED APRIL 18, 1964 AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 747, AT PAGE 46.

THIS IS A SECOND MORTGAGE SUBJECT ONLY TO THE FIRST MORTGAGE HELD BY MOTOR CONTRACT COMPANY OF GREENVILLE, INC. DATED JUNE 24, 1966 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR GREENVILLE COUNTY IN MORTGAGE BOOK 1034, AT PAGE 305.

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.

*Paid July 27, 1970.
Motor Contract Co. of Greenville
By J. E. Phipps V. Pres.
Witness J. W. Hooks
Joyce Wagner*

SATISFIED AND CANCELLED OF RECORD
10 DAY OF Aug 1970
Oline Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:07 O'CLOCK P. M. NO. 3273