

RECORDED NOVEMBER 15, 1970 at 2:15 P.M. # 11674

14-570

MOTOR CONTRACT COMPANY  
OF GREENVILLE, INC.  
401 COLLEGE STREET  
GREENVILLE, S.C.

J. CARL STORAY  
AND  
HELEN S. STORAY *Greenville, S.C.*

TO (3) 25794

COUNTY OF GREENVILLE # 12070

STATE OF SOUTH CAROLINA

NOV 13 1970  
11073

Mortgage page 505 As No. *1272.00*

Register of Mortgage Conveyances Greenville County

*1272.00*, Dunklin Tp.

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 herein specifically stated otherwise as follows: THIS IS A SECOND MORTGAGE, BEING SUBJECT TO THAT FIRST MORTGAGE TO MOTOR CONTRACT CO. OF GREENVILLE, INC. DATED JANUARY 8, 1968, IN THE ORIGINAL AMOUNT OF \$3704.16, AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN MORTGAGE BOOK 1081, PAGE 495.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums for such insurance; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and the proceeds of each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.

L-101-SC

Supplementary Stamps

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RECORDING FEE

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