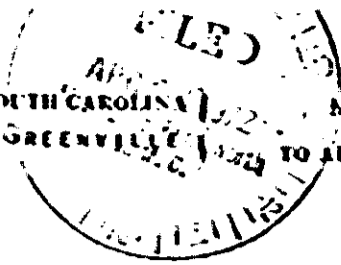


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:



1200 117 775
28 656

WHEREAS, I, LEROY C. CHILDRESS,

(hereinafter referred to as Mortgagee) is well and truly indebted unto **MOTOR CONTRACT COMPANY OF GREENVILLE, INC.** its successors and assigns hereinafter referred to as Mortgagee as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **SIX THOUSAND NINE HUNDRED SIXTY AND NO/100** Dollars of **6960.00** due and payable in monthly installments of **\$116.00** the first installment becoming due and payable on the **26th** day of **MAY**, 1972 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 the Mortgagee and all persons whomsoever lawfully claiming the same in any part thereof.

The Mortgagee further 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, insurance 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 Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount stated in 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 now 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 the 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 receipts therefor shall be sent to the Mortgagee, and have attached thereto the proper clauses indicated, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring its mortgaged premises and does hereby authorize said insurance company concerned to make payment for a loss directly to the Mortgagee, in the event of its liability being in the Mortgagee debt, whether due or not.

Witness

FEB 26 1975

RECORDED
1975

8 January 15 1975
C. P. [Signature]
Eugene [Signature], witness

965A

4328 RV-2