

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

BOOK 1036 PAGE 245

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLIVE E. HARRIS, NORTH  
R. M. C.  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Shirley Jane Davenport,

(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

Four Thousand Nine Hundred Ninety-One and 04/100----- Dollars (\$ 4,991.04 ) due and payable

Due and payable at the rate of \$103.98 per month for 48 months beginning August 21, 1966 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, Cleveland Township, on the northern side of Geer Highway, U. S. Highway No. 276, and containing three (3) acres, more or less, and bounded on the north by lands of Hart Valley Ranch, on the east by lands of Raymond Edwards, on the south by Geer Highway and on the west by lands of William Buchanan and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, Buchanan corner, 33 feet north of the center of Highway No. 276; running thence S. 89-53 E. 415.5 feet to an iron pin on the bank of said highway and 54 feet north of the center of said highway; thence N. 3-00 E. 379 feet to an iron pin on Hart Valley Ranch line, witnessed by large post oak about 12 feet; thence S. 65-30 W. 597.2 feet to an iron pin in a branch; thence along the Buchanan line S. 37-35 E. 168 feet to the point of beginning.

Place of survey is northern edge of concrete taken from W. P. Morrow Survey as S. 87-00 E. and marked by iron pin in the edge of concrete. Length along the highway is 415 feet.

Being the same property conveyed to the mortgagor herein by deed of Raymond Edwards dated September 8, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Book 561, at Page 121.

This is a second mortgage, being junior in lien to that certain mortgage given to First Federal Savings & Loan Association in the original amount of \$4400.00 dated December 31, 1959 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 812, at Page 411.

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 April 3<sup>rd</sup>, 1968*  
*Motor Contract Co.*  
*of Greenville.*  
*By: J. E. Shepps*

*Wit: J. W. Hooks*  
*Jay Wagner*

SEARCHED AND INDEXED BY REC'D  
16 DAY OF April 1968  
Ollie Harris North  
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.  
BY 1124 OLLIE A. M. NO. 26849