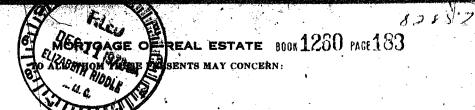
STATE OF SOUTH CAROLINA COUNTY OF Greenville



WHEREAS, I, Doris Rogers McDuffle

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR C	ONTRÄCT COMPANY
OF Greenville, Inc. its successors and assigns forever	(hereinafter referred to as Mortgagee) as evidenced by
the Mortgagor's promissory note of even date herewith, the terms of which are inco	orporated herein by reference, in the sum of
Nine Thousand Three Hundred Sixty and NO/100	Dollara (\$ 9360.00 ,) due and payable
in monthly installments of \$ 195.00 , the first installment becoming due and I	payable on the 10th day of 1000 in 19. 16
and a like installment becoming due and payable on the same day of each success	sive month thereafter until the entire indebteduess has
been paid, with interest thereon from maturity at the rate of seven per/centum pe	er annum, to be paid on demand.
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgago	ee for such further hums 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 thepeon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, to wit:

All that parcel, piece or lot of land, with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as parts of Lots Nos. 37 and 30, Plat of Property of D. T. Smith, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "F", at page 100, and also in Plat Book "V", at page 111, and having the following metes and bounts, to-wit:

BEGINNING, at an iron pin on the northerly side of Mount Vista Avenue, said from pin being 110 feet in a southeasterly direction from the intersection of Rock Creek Drive (formerly DKA Street) and Mount Vista Avenue; and running thence N. 25-h0 W 200 feet to an iron Pin; Thence S. 64-20 W 90 feet to an iron pin; thence, S. 25-h0 E. 200 feet to an iron pin on Mount Vista Avenue; thence along Mount Vista Avenue N. 64-20 E 90 feet to an iron pin, the point of beginning:

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 lieux and encumbrances except as herein specifically stated otherwise as follows:

This is a second mortgage, being junior only to that first mortgage given to C. Douglas Wilson & Co., Inc. dated July 5, 1962, in Greenville County in Book 694, page no. 553.

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

The Mortgagor 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 Mortgager 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 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 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 pobe ios and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, 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 the mortgaged property in the mortgage debt, whether due or not.

S. C. Documentary Stamps
Affixed to Copy

L-1681-SC