BOOK 1278 PAGE 291 PANNIES TARKIMORT GAGE OF REAL ESTATE COUNTY OF ́Wijóm these presents млу concern: Greenville WHEREAS, MyrtleB. Cox (hereinafter referred to an Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF Greenville

the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Dollars (\$ \\$2163.12*) due are , its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by Dollars (\$ *2163.12*) due and payable in monthly installments of \$_180.26__, the first installment becoming due and payable on the 11 day of June , 19 73 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 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 Mortgugor, 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 "All that piece, parcel, or lot of land in the State of South Carolina, County of Greenville, being known and designated as one-half (12) of lot No. 2 County Road as shown on a Plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 7, 1958, and recorded in the R. M. C. Office for Greenville County in Plat Book MM, at Page 55, and having, according to said Plat, the Following Description, to-wit: Beginning on County Road at an iron pin at joint front corners of Lots 1 & 2 and running thence 45 feet with the line of said Road to the exact center of Lot No. 2, running thence, on a line parallel with side lines of lots 1 and 3, 170 feet to the rear line of lot 12; running thence 45 feet with the rear line of Lot 12 to an iron pin at joint rear corners of Lots 12, 13, and 1, and 2; running thence 170 feet with the side line of Lot 1 to the iron pin at joint front corners of Lots 1 and 2 on County Road, the point of beginning." " All that piece, parcel, or lot of land in the State and County aforesaid, being known and designated as Lot No. 1, as shown on a Plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November, 1958, and recorded in the R. M. C. Office for Greenville County in Plat Book MM, at page 55, and having according to said plat the following metes and bounds, to wit: 288-T9.6-1-87,88.1. Enginning at an iron pin on County Road, joint front corners of Lots 1 and 2 and running thence along the line of said lots, S. 50-16 W. 170 feet to iron pin rear corners of Lots 12 and 13; thence running with rear line of lot 13, N. 39-44 W. 75.1 feet to iron pin; thence running N. 43-36 E. 171.2 feet to iron pin on County Road; thence running with County Road, S. 39-44 E. 95 feet to iron pin at point of beginning. Toge her 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: 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.

3111 (3.)

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mort-

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[10:11 [2:15] tot exceed the original amount shown on the face hereof. All

hall be payable on demand of the Mortgagee unless otherwise

on the mortgaged property insured as may be required from

secified by Mortgagee, in an amount not less than the mortgage panies acceptable to it, and that all such policies and renewals

le clauses in favor of, and in form acceptable to the Mortgagee,

y assign to the Mortgagee the proceeds of any policy insuring

oncerned to make payment for a loss directly to the Mort-

The Mortgagor further covenants and agrees as follows:

gagor by the Mortagagee so long at sums so advanced shall bear interest

(2) That it will keep the impro-

time to time by the Mortgagee aga-debt, or in such amounts as may he

thereof shall be held by the Mortga

and that it will pay all premiums !

the mortenged premises and does be-

provided in writing.