

NOV 13 1970

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11674

COUNTY OF GREENVILLE

1.50

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STATE OF SOUTH CAROLINA

J. CARL STORAY
AND
HELEN S. STORAY

14 570
MOTOR CONTRACT COMPANY
OF GREENVILLE, INC.
401 COLLEGE STREET
GREENVILLE, S.C.

TO (3) 25794

14 570
MOTOR CONTRACT COMPANY
OF GREENVILLE, INC.
401 COLLEGE STREET
GREENVILLE, S.C.

RECORDED AND INDEXED ON RECORD NO. 1081, PAGE 495.

NOVEMBER 13, 1970 at 2:15 P.M. # 11674
Mortgagee of Real Estate
R. M. C. FOR GREENVILLE COUNTY, S.C.
RECORDED NOVEMBER 13, 1970

Day of NOV. 1970

at 2:15 P.M. recorded in Book 1172 of

Montgomery Pages 505 As No. 11674

Register of Deeds, GREENVILLE County

1272.00

Dunklin Jr.

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.

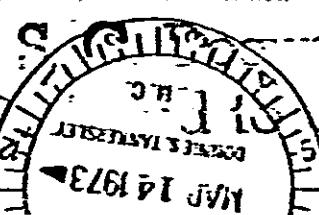
The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, and all persons whosoever lawfully claiming the same or any part thereof.

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, premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the payment of any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so far as the sum thereto thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the rate of 10% per annum above 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/or 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 shall attach thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon or when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

LAWYER'S
COPY 25794



MAR 14 1973

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