

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
MAR 29 11 45 AM 1963
OLLIE R. M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William K. Lawrence

(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 Three Thousand Four Hundred Five and 60/100

Dollars (\$ 3,405.60) due and payable

\$56.76 per month for sixty months beginning May 1, 1963 and continuing thereafter until the full amount is paid

with interest thereon from ~~five~~ maturity at the rate of six (6%) per centum per annum, to be paid monthly

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, on the northeast side of Lancaster Lane and on the southeast side of Chesterfield Road, being shown as Lot No. 295 on plat of Section 3 of Belle Meade made by Piedmont Engineering Service, March 28, 1956, and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "GG", at Page 187, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Lancaster Lane, at the joint corner of Lots Nos. 294 and 295, and running thence with the line of Lot No. 294, N. 45-30 E., 127.3 feet to an iron pin; thence with the line of Lot No. 296, N. 57-52 W., 153.7 feet to an iron pin on the southeast side of Chesterfield Road; thence along the southeast side of Chesterfield Road S. 32-08 W., 85 feet to an iron pin; thence with the curve of Chesterfield Road and Lancaster Lane (the chord being S. 9-42 E.) 37.3 feet to an iron pin on the northeast side of Lancaster Lane; thence along the northeast side of Lancaster Lane S. 51-32 E., 100 feet to the point of beginning.

The above described property is the same conveyed to the mortgagor by Harry C. Leyser, III and Elizabeth A. Leyser by deed dated December 31, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 641, at Page 427.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to General Mortgage Co. on August 8, 1957 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 721, at Page 195 in the original amount of \$17,000.00.

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.

In Agreement for Advance & Extension See R. E. M. Book 110 Page 47