

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 918 PAGE 193

APR 8 8 58 AM 1963 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Roy B. Sanders, Jr.,

(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 Five Thousand Seventy and No/100-----

Dollars (\$5,070.00) ~~THOUSAND AND NO/100~~

Due and payable \$84.50 per month for sixty months beginning May 1, 1963 and continuing thereafter until paid in full

maturity with interest thereon from ~~DATE~~ 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 Callahan Avenue, Sans Souci Heights, a subdivision situate on the New Buncombe Road about four (4) miles North of the City of Greenville, S. C. and being known and designated as Lot No. 11, on Map 3, on plat recorded in the R. M. C. Office for Greenville County in Plat Book "Z", Page 95 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Callahan Avenue at the joint front corner of Lots Nos. 99 and 100 and running thence N. 74-15 W. 110 feet to an iron pin at the joint front corner of Lots Nos. 99, 100 and 90; thence N. 27-55 E. 75 feet to an iron pin at the joint front corner of Lots Nos. 100, 101 and 90; thence S. 74- 15 E. 110 feet to an iron pin on the west side of Callahan Avenue; thence with said Avenue S. 27-55 W. 75 feet to the point of beginning.

The above described property is the same conveyed to me by J. A. Cannon, Jr. by his deed dated August 14, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Book 461, Page 104.

This mortgage is a second mortgage being junior in lien to that of C. Douglas Wilson & Co. dated August 14, 1952 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 537, Page 307.

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  
Aug. 5, 1964  
Motor Contract Co.  
Greenville  
D. M. Thiede  
M. Wilson  
Witness:  
James M. Kinross*

*1964 Aug. 64  
Billie Farkworth  
3:13 P. 5535*