

GREENVILLE 400, S. C.

MORTGAGE OF REAL ESTATE - Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

JUN 17 11 40 AM 1963

BOOK 925 Page 391

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE, OLLIE FAIRSWORTH
K. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jeanette J. Huff, formerly Jeanette H. Crump

(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 One Thousand Six Hundred Forty Seven and No/100

Dollars (\$1,647.00) due and payable

\$27.45 per month for sixty months beginning July 13, 1963 and continuing thereafter until paid in full.

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

WHEREAS, this Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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, located on the eastern side of Dale Drive, being shown as Lot No. 20 and part of Lot 19 on a plat of property of E. Godfrey Webster, recorded in the R. M. C. Office for Greenville County in Plat Book "Z", at Page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dale Drive, joint front corner of Lots Nos. 20 and 21 and running thence N. 47-40 E. 108 feet to an iron pin, center of Lot No. 19; thence in a new line S. 65-30 E. 139.2 feet to a pin in the center of the rear line of Lot No. 19; thence S. 30-27 W. 105 feet to an iron pin, joint rear corner of Lots Nos. 20 and 21; thence N. 55-30 W. 182.2 feet to an iron pin on the eastern side of Dale Drive, the point of beginning.

The above described property being the same conveyed to the Mortgagor herein by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 516, at Page 515 and Deed Book 544, at Page 536.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to C. Douglas Wilson & Co. on August 13, 1954 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 613, at Page 35, the original amount of \$10,800.00.

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. (over)

*Paid March 30, 1968.
Motor Contract Co. of Greenville
Jeanette J. Huff*

*This Agreement for Adv. & Extension See B. & M. Book 981 Page 37
For Agreement for R. Advance & Extension See B. & M. Book 994 Page 247*

*APRIL 1968
B. M.*