

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
MAY 6 11 11 AM 1963

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

OLLIE FANNING
R. M. C.

WHEREAS, We, James M. Griffith and Beatrice Griffith

(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 Nine Hundred Fifty Three and 40/100 ----- Dollars (\$3,953.40) due and payable

\$65.89 per month for sixty months beginning June 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 the western side of Templewood Drive, being known and designated as Lot No. 83 of Section 1 of Oak Crest, as shown on plat of C. C. Jones, recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 110-111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Templewood Drive at the joint front corner of Lots Nos. 83 and 84 and running thence with Templewood Drive, N. 14-57 W. 80 feet to a pin at corner of Lot No. 82; thence with the line of Lot No. 82, S. 75-03 W. 150 feet to pin at joint rear corner of Lots Nos. 82 and 83; thence S. 15-04 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 83 and 84; thence along the joint line of said lots, N. 75-03 E. 150 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagors herein by deed recorded in Deed Book 530, at Page 29.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to First Federal Savings & Loan Assn. of Greenville on July 15, 1955 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 645, at Page 132 in the original amount of \$10,000.00.

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.