

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
GREENVILLE S.C.
MAY 10 10 41 AM 1963
OLLIE F. JAMES WORTH
R. M. C.

WHEREAS, I, George Ellison

(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 Two Thousand Eight Hundred Twenty and No/100-----

Dollars (\$ 2, 820. 00)

with interest thereon at the rate of 6% per annum payable at the rate of \$55.00 per month, beginning June 20, 1963 for sixty months.

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 Sewanee Avenue in the City of Greenville, being shown as Lot 49 on plat of White Oak Subdivision made by J. D. Pellett, Jr., August 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P", at Pages 120 and 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sewanee Avenue at the joint front corner of Lots 49 and 50, and running thence along the line of Lot 50, S. 84-34 W. 141. 8 feet to an iron pin; thence N. 4-28 W. 128. 5 feet to an iron pin; thence N. 6-0 W. 21. 5 feet to an iron pin; thence with the line of Lot 16, N. 84-34 E. 140 feet to an iron pin on the western side of Sewanee Avenue; thence with the western side of Sewanee Avenue, S. 5-36 E. 150 feet to the point of beginning.

The above described property is the same conveyed unto the Mortgagor herein by deed recorded in Deed Book 604, at Page 285.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to The Prudential Insurance Company of America on October 19, 1954 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 613, at Page 525 in the original amount of \$9,600.00.

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.

This Mortgage Assigned to *Allen Credit Corp.*
on *9* day of *July* 19*64*. Assignment recorded
in Vol. *921* of R. E. Mortgages on Page *122*.

This Mortgage Assigned to *Allen Credit Corp.*
on *12* day of *July* 19*63*. Assignment recorded
in Vol. *921* of R. E. Mortgages on Page *422*.

Nov. 10
by
Ollie Farnsworth
15786

Nov.
J. 2379
E. L. ...
attest
Willie M. Smith
Deputy