

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 15 11 41 AM 1963

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, Miles L. Grubbs

(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 Nine Hundred Seventy Three and 28/100

Dollars (\$ 1, 973.28) due and payable

\$41.11 per month for forty-eight months beginning June 15, 1963 and continuing thereafter until paid in full

with interest thereon from 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, within City of Greenville, being known and designated as Lot No. 4, on a plat of Pleasantburg Forest, by Dalton & Neves, Engineers, and recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 3 and 4 and running thence with Conway Drive, N. 81-03 E. 80 feet to an iron pin at joint front corner of Lots Nos. 4 and 5; thence with line of said lots, N. 8-0 W. 231.1 feet to an iron pin at the rear corner of Lots Nos. 4 and 5; thence with the rear line of Lot No. 4, S. 81-21 W. 35 feet to an iron pin; thence continuing along the rear line of said lot, S. 64-57 W. 73.2 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of said lots, S. 14-49 E. 212.4 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the Mortgagor herein by deed recorded in Deed Book 608, at Page 73.

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 September 26, 1958 recorded in the R. M. C. Office for Greenville County in Mortgage Book 761, at Page 418 in the original amount of \$12,000.00

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.

SATISFACTION AND ORIGINAL RECORD
R. M. C. OFFICE
GREENVILLE, S. C.