

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
MAY 16 10 46 AM 1963
OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, J. B. Bennett and Earline Rosemond

(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 Twenty Three and 84/100-----Dollars (\$1,023.84) due and payable

\$21.33 per month for forty-eight months beginning June 15, 1963 and continuing thereafter until paid in full

with interest thereon from ~~2%~~ 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, on the western side of South Leach Street, being known and designated as Lot No. 9 of Block "B" on Plat recorded in the R. M. C. Office for Greenville County in Plat Book "A", at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the west side of South Leach Street, at corner of Lot No. 10, and running thence with the line of said lot N. 71-04 W. 205 feet, more or less, to a stake on an alley; thence with the eastern side of said alley S. 16-48 W. 46 feet to a stake; thence S. 71-04 E. 204 feet to a stake on South Leach Street; thence with the western side of South Leach Street, N. 17-30 E. 45.5 feet to the point of beginning.

The above described premises being the same devised to the Mortgagors by the Will of Donnie B. Hill recorded in Probate Judge Office for Greenville County in Apartment 790, File 2.

Together with all and singular rights, members, herditaments, 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.