

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK FILED
GREENVILLE CO. S. C.
JUN 24 PM 1968
OLLIE FARMWORTH
R. M. C.

WHEREAS, We of Minor, Lee Christopher and Cora S. Christopher

(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 Six Thousand Two Hundred Fifty Six and 20/100

----- Dollars (\$6, 256. 20) due and payable

\$104. 27 per month for sixty months beginning July 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, Paris Mountain Township, known and designated as Lot No. 7 of a subdivision known as Sans Souci Heights #1 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "HH", at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Merrilat Avenue and U. S. Highway No. 25 (also known as New Buncombe Road), and running thence along the southwest side of said Highway, N. 39-10 W. 77 feet to an iron pin; thence S. 50-50 W. 150 feet to an iron pin in line of Lot No. 52; thence along the line of Lots Nos. 52 and 53, S. 39-10 E. 12 feet to an iron pin; thence N. 50-50 E. 12 feet to an iron pin; thence S. 89-10 E. 65 feet to an iron pin on the west side of Merrilat Avenue; thence along the west side of Merrilat Avenue, N. 50-50 E. 138 feet to the beginning corner.

The above described lot is composed of the greater portion of Lot No. 7 and a 12 foot strip of Lot No. 8 as first laid out on a plat recorded in the R. M. C. Office in Plat Book "W", Page 155 and is the same property as that conveyed to the Mortgagors herein by deed recorded in Deed Book 519, Page 305.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to First Federal Savings & Loan Assn. on February 24, 1955 recorded in the R. M. C. Office for Greenville County in Mortgage Book 628, Page 359 in the original amount of \$13,000.00.

ALSO: All that piece, parcel or lot of land, situate, lying and being in Judson Mills Village, Greenville County, South Carolina, known and designated as Lots Nos. 5 and 5A of Block 10, according to a plat of said block made by Piedmont Engineering Service dated April 11, 1950 and being recorded in the R. M. C. Office for Greenville County in Plat Book "X", Pages 143-157, inclusive. The lots above described and herein mortgaged front together on Second Street for a total frontage of approximately 157.5 feet and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Second Street, which pin is located at the joint front corner of Lots Nos. 4 and 5 and running thence N. 2-21 W. 139.3 feet to an iron pin on Second Street; thence with the curve of Lot No. 5A, curving at the intersection of Second and Fourth Street, the chord being N. 60-27 E. 36.4 feet to an iron pin on the western side of Fourth Street; thence S. 41-46 E. 164.4 feet to an iron pin on Fourth Street; thence along the rear line of Lot No. 5, S. 8-17 E. 30.8 feet to an iron pin, joint rear corner of Lots Nos. 4 and 5; thence along the common line of Lots Nos. 4 and 5, S. 88-08 W. 139.3 feet to an iron pin on Second Street, the point of beginning. The same described property being the same conveyed unto the Mortgagors herein by deed recorded in Deed Book 428, at Page 287.

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 hereinafove 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 February 13, 1968.
Motor Contract Co. of Greenville
By J. E. Phipps
Witness Melita Wilson*

RECORDED AND INDEXED BY RECORD
21 FEBRUARY 1968
OLLIE FARMWORTH
9:30 AM BOOK A 22065