

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 1 10 14 AM 1963

WHEREAS, I, J. B. Girard, II

(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 Four Thousand One Hundred Eighty Three and 80/100

Dollars (\$ 4,183.80 ) due and payable

\$ 69.73 per month for sixty months beginning September 1, 1963 and continuing thereafter until paid in full,

with interest thereon from ~~date~~ maturity the rate of Six (6%) per centum per annum, to be paid on demand

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, 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 this 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, 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, situated, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 30, as shown on plat of Spring Brook Terrace, recorded in the R. M. C. Office for Greenville County in Plat Book "KK", at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Dryden Avenue, joint front corner of Lots No. 28 and 30 and running thence along the common line of Lots No. 28 and 30, N. 4-57 E. 155.3 feet to an iron pin, joint rear corner of Lots No. 28 and 30; thence along the rear line of Lot No. 30, S. 85-03 E. 97.8 feet to an iron pin, joint rear corner of Lot No. 30 and Lot No. 35; thence along the common line of Lots No. 30 and 35 (ditch the line) S. 18-39 E. 50 feet to an iron pin; thence continuing with the ditch S. 15-54 E. 112.9 feet to an iron pin on the northern side of Dryden Avenue; thence along said Avenue, N. 85-03 W. 161 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed recorded in Deed Book 636, at Page 196.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to C. Douglas Wilson & Co. on October 5, 1959 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 805, at Page 245 in the original amount of \$9,900.00.

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.

*In Witness Whereof the said Mortgagor has hereunto set his hand and seal this 1st day of August 1963.*