

GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE—Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
SEP 23 9 47 AM 1963

MORTGAGE OF REAL ESTATE

BOOK 935 PAGE 207

OLLIE L. MANN  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas Ferguson and Sybil Ferguson

(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 Three Thousand Seven Hundred Thirty Five and 60/100-----

Dollars (\$ 3,735.60 ) due and payable

\$ 82.26 per month for 60 months beginning October 21 , 1963 and continuing thereafter until paid in full,

with interest thereon from ~~due~~ maturity at 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, 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 assigns 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, in Paria Mountain Township, Greenville County, on the White Horse Road being a portion of Tract #8 and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the White Horse Road, corner of Tiny Hester property and running thence with the White Horse Road N. 36-48 W. 105 feet to an iron pin; thence with other property of the grantor S. 63-37 W. 201.7 feet to an iron pin; thence still with line of the grantor S. 36-15 E. 125 feet to an iron pin at Tiny Hester's corner; thence with Hester line N. 58-00 E. 200 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed recorded in Deed Book 517, at Page 21.

This is a second mortgage subject only to that first mortgage given to Shenandoah Life Insurance Company dated December 19, 1960 in the original amount of \$8,000.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 845, at Page 186.

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 herein 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 hereinafores 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 in any part thereof.