

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 943 PAGE 173

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REC'D  
GREENVILLE  
DEC 11 10 53 AM 1963  
OLIVE I. A. W. WERTH  
R. M. C.

WHEREAS, I, Monroe Gibson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MOTOR CONTRACT COMPANY OF GREENVILLE, INC., its Successors and Assigns forever:**

(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

**Thirty Six Hundred Sixty and 96/100----- Dollars (\$ 3660.96 ) due and payable at the rate of \$76.27 per month for 48 months beginning January 7, 1964 and continuing thereafter until fully paid**

with interest thereon from ~~date~~ <sup>maturity</sup> of the rate of **SIX** 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 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

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, on the north side of West Road near the town of Travelers Rest, S. C. being known and designated as Lot No. 1 of Blk. B. on Plat of Roosevelt Heights recorded in the R. M. C. Office for Greenville County in Plat Book "S" Page 203 and having, according to said plat. the following metes and bounds, to-wit:

BEGINNING at a stake on the north side of West Road at corner of Booker Street and running thence along the northern side of West Road N. 68-45 E. 75 feet to a stake at the corner of Lot No. 2; thence with the line of Lots Nos. 2 and 8 N. 21-15 W. 300 feet to a stake on Roosevelt Avenue; thence with the south side Roosevelt Avenue S. 68-45 W. 75 feet to a stake on Booker Street; thence with the east side of said Street S. 21-15 E. 300 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor by W. R. Williams by deed dated April 21, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 499, Page 113.

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.