

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE  
DEC 13 3 34 PM 1963  
OLLIE FARMERS  
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 943 PAGE 297

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, **John S. Estes and Nell C. Estes**

(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 **Five Thousand Nine Hundred Seventy Six and 60/100**

Dollars (\$ 5, 976. 60 ) due and payable

**\$99. 61** per month for 60 months beginning January 12, 1964 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: **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 County of Greenville and in Greenville Township, School District 8-AB, on the eastern side of Dover Street and being known and designated as Lot No. 53 of the property of Edgar C. Waldrop, Trustee, by plat of Dalton & Neves dated March, 1946 and recorded in the R. M. C. Office for Greenville County in Plat Book "B", at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dover Street at the corner of Lot No. 52, which point is 150 feet north from Laurel Street and running thence along the line of Lot No. 52, N. 86-04 E. 150 feet to an iron pin at the rear corner of said lot; thence N. 3-56 W. 50 feet to an iron pin at the rear corner of Lot No. 54; thence along the line of that lot S. 86-04 W. 150 feet to an iron pin at the corner of said Dover Street S. 3-56 E. 50 feet to the beginning corner.

This being the same property conveyed unto the Mortgagors herein by deed recorded in Deed Book 408, at Page 66.

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 promises 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.

*For information see Deed Book 408, Page 66. 1943, Page 171*