

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 944 PAGE 349

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, BOYCE E. SMITH, SR.

(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 & 60/100 Dollars (\$ 5976.60 ) due and payable

AT THE RATE OF \$ 99.61 PER MONTH BEGINNING JANUARY 26, 1964, AND CONTINUING THEREAFTER FOR A PERIOD OF SIXTY (60) MONTHS UNTIL PAID IN FULL.

maturity

with interest thereon from date at the rate of six 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

All that piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, on the northwest side of the Spartanburg Road, and being a portion of Tract No. 5, of the property of Breeman, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book G, at page 253, and having the following metes and bounds, to-w. t:

Beginning at an iron pin on the northwest side of the Spartanburg Road at the corner of property now or formerly belonging to Alvin Hood, and running thence along the line of his property, N.11-00W. 805.8 ft. to an iron pin and stone; thence continuing along the line of the Hood property and the property of C.B. Odum, N.17-45W. 317.4 ft. to an iron pin in line of property now or formerly of Ethel Jones; thence along the line of that property N.63-30E 118.6 ft. to an iron pin at the corner of property of Lamont V. Stokes; thence along the Stokes line S.17-22E. 1095.4 ft. to an iron pin at the corner of said lot on the northwest side of said Spartanburg road, thence along said road S.62-231/2W. 217.65 ft. to the beginning corner.

The above described lot is the same conveyed to me by deeds dated July 25, 1952, and June 15, 1953, and recorded in the R.M.C. Office for Greenville County in Deed Books 460, page 51, and 480, page 301, respectively.

This is a second mortgage subject to that first mortgage given to First Federal Savings and Loan Association, dated June 15, 1953, in the original amount of \$11,000.000, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 566, Page 39.

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.

WITNESSED AND CAUSED BY ME

10 DAY OF Aug. 1967  
Ollie Ann Swarth  
A. H. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:40 O'CLOCK P. M. NO. 4509

Deed Released by ...  
Foreclosure 10 Day ...  
A. D., 1967. See ...  
No. J. 10,591.

attest  
Ollie M. Smith  
Deputy

E. J. ...  
NAME