

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 946 PAGE 121

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE CO. S. C.

JAN 16 10 25 AM 1964

WHEREAS, We, Isiah P. Williams and Thelma C. Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Motor Contract Company of Greenville, Inc.
R. M. C.

(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 Two Thousand Eight Hundred Twelve and 68/100 Dollars
Dollars (\$ 2,812.68) due and payable

\$ 78.13 per month for 36 months beginning February 15, 1964
and continuing thereafter until paid in full

maturity

with interest thereon from ~~xxx~~ at the rate of seven 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 Greenville, and being known and designated as Lot 4 of Roseman Heights as shown on plat thereon and recorded in R. M. C. for Greenville County in Plat Book "T" at Page 473 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Terry Court and at the joint front corner of Lots 3 and 4 and running thence N. 45-55 W. 199.5 feet to an iron pin; thence S. 44-05 W. 75 feet to an iron pin; thence with line of Lot 5 S. 45-55 E. 199.5 feet to an iron pin; thence along northwestern side of Terry Court N. 44-05 E. 75 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 625 at Page 422. Also, see Deed Book 694 at Page 42.

This is a second mortgage being junior in lien to a mortgage given to First Federal Savings and Loan Association in the original amount of \$11,300, dated March 24, 1960, and recorded in Mortgage Book 819 at Page 441.

ALSO, the following Chattels: 1 green chair, 1 brown chair, 1 brown couch, 1 piano - Primerose-Sohmen - 1 23" G. E. Mahogany TV, 1 G. E. electric range, 1 G. E. refrigerator & freezer combination, 1 bedroom suite 3 piece mahogany (bed, dresser & chest), 2 mahogany bunk beds, 1 mahogany chest of drawers, 1 3 piece mahogany bedroom suite, 6 green chairs and 1 green table.

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.

See comments on p. 980 Page 229