

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE BOOK 946 PAGE 279

TO ALL WHOM THESE PRESENTS MAY COME

JAN 20 9 26 AM 1964
OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, James J. West,

(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

Two Thousand Nine Hundred Eighty-eight and no/100 - - - - - Dollars (\$ 2,988.00) due and payable

\$49.80 per month for 60 months beginning February , 1964 and continuing thereafter until paid in full.

maturity

with interest thereon from ~~1964~~ 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 Greenville

All that piece, parcel or lot of land situate, lying, and being on the western side of North Main Street, being known and designated as all of Lot 16 and one-half of Lot 15, according to the plat of North Park Subdivision, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book "K" at Pages 48 and 49, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of North Main Street in the center of Lot 15, said point being 30 feet from the joint corner of Lots 14 and 15, and running thence in a new line through the center of Lot 15 N. 70-14 W. 160 feet more or less to a point in the center of the rear line of Lot 15; thence along the rear line of Lots 15 and 16 S. 19-46 W. 83.6 feet to an iron pin at the rear corner of Lot 16; thence S. 65-37 E. 160.5 feet to an iron pin on the western side of North Main Street; thence along said Street N. 19-46 E. 96.5 feet to a point in the center of Lot 15, the point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 599, Page 289.

This is a second mortgage being junior in lien to a first mortgage given to C. Douglas Wilson & Co. in the original amount of \$15,900.00 on June 2, 1958 and recorded in Mortgage Book 748, Page 447.

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.