

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 953 PAGE 25

MAR 21 10 25 AM 1964

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK OF COURT
GREENVILLE, S. C.

WHEREAS, I, Ann Goldsmith Davenport,

(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 Two Hundred Forty-One and No/100----- Dollars (\$ 2, 241.00) due and payable
Due and payable \$37.35 per month for 60 months beginning April 19, 1964,
and continuing thereafter until paid in full.

It is expressly understood and so agreed by the undersigned that interest for a period of five years at 6% per annum may be deducted in advance from the gross amount of this note. with interest thereon from date at 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 Greenville, on the northeastern side of Sewanee Drive known and designated as Lot No. 17 of White Oak Subdivision of Northside Development Company according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "P", Page 121 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sewanee Drive, joint front corner of Lots Nos. 17 and 18 and running thence along the common line of said lots N. 84-34 E. 204 feet to an iron pin; thence across the rear line of Lot No. 17 S. 19-29 E. 92.3 feet to an iron pin; thence S. 81-13 W. 227.3 feet to an iron pin on the northeastern side of Sewanee Drive; thence along said Drive N. 5-36 W. 103 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed dated March 25, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 578, Page 160.

This is a second mortgage, subject only to that first mortgage to City Savings Bank dated June 25, 1948 in the original amount of \$6600.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 392, Page 465.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 10 PAGE 40

SATISFIED AND CANCELLED OF RECORD
31 DAY OF Aug 1964
Elizabeth Reddick
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:57 O'CLOCK P. M. NO. 6473