

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

954 PAGE 317

FILED  
GREENVILLE CO. S. C.  
APR 4 9 22 AM 1964  
OLLIE F. BROWN JR.  
R. M. S.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, George E. McKinney and Alyce S. McKinney,

(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

Four Thousand Two Hundred Thirty-Six and No/100----- Dollars (\$ 4,236.00 ) due and payable  
Due and payable \$70.60 per month for 60 months beginning May 3, 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~~ maturity 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, Chick Springs Township, about four miles northeast of the City of Greenville, on the south side of White Oak Road containing 2.19 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of White Oak Road and running thence S. 87-46 E. 351.3 feet to an iron pin; thence S. 3-50 W. 359.3 feet to an iron pin; thence N. 60-21 W. 392.9 feet to an iron pin; thence N. 4-48 E. 178.1 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the mortgagors by deed dated April 9, 1943 and recorded in the R. M. C. Office for Greenville County in Deed Book 252, Page 288.

This property is subject to a first mortgage given by the mortgagors to Peoples National Bank dated December 11, 1959 in the original amount of \$10,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 811, Page 72.

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.

RECORDED AND INDEXED BY  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
APR 10 1964