

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.  
APR 9 1 41 PM 1964  
WILLIE F. WORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 954 PAGE 581

WHEREAS,

We, Bayliss F. Russell Martin and Lanta Jean Martin,

(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

Three Thousand Four Hundred Fourteen and No/100----- Dollars (\$ 3, 414.00 ) due and payable  
Due and payable \$56. 90 per month for 60 months beginning May 9, 1964, and continuing there-  
after 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 <sup>maturity</sup> ~~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, known and designated as a portion of a 7.31 acre tract  
measuring 219 feet by 110 feet at the southeast corner of said tract and being more fully  
described as follows:

BEGINNING at the southeast corner of the 7.31 acre tract, running thence along line of  
lands of Albert Turner S. 70-30 W. 219 feet; thence N. 19-05 W. 110 feet; thence N. 70-  
30 E. 219 feet to point in road; thence with said road S. 7-55 E. 110 feet to the point of  
beginning.

The above is the same property conveyed to the mortgagors by deed dated July 11, 1959  
and recorded in the R. M. C. Office for Greenville County in Mortgage Book 629, Page  
319.

This is a second mortgage, subject only to that first mortgage given by the mortgagors  
to Home Building & Loan in the original amount of \$4,261.05 and recorded in the  
R. M. C. Office for Greenville County in Mortgage Book 917, Page 71.

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.

*Paid Nov. 10, 1965*  
*Motor Contract Co.*  
*of Greenville*  
*By: J. B. Mays*  
*J. B. Mays*  
*Lanta J. Martin*

RECORDED AND CANCELLED OF RECORD  
15 DAY OF 101  
*Willie F. Worth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
11:15 O'CLOCK A. M. NO. 1111