

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.
BOOK 957 PAGE 249

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY COME MAY 1964

OLLIE FRENDSWORTH
R.M.C.

WHEREAS, We, Elmo A. Perry and Pearlle Mae M. Perry,

(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-Eight and 20/100 ----- Dollars (\$ 2, 248. 20) due and payable

Due and payable \$37. 47 for 60 months beginning June 1, 1964, and continuing thereafter until paid in full.

maturity
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, known and designated as Lot No. 37, Section B on a plat entitled "A Subdivision For Woodside Mills" which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "W", Pages 111-117. According to plat the lot is known as #29 W. Fifth Street and fronts thereon 80 feet and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of West Fifth Street, joint front corner of Lots Nos. 36 and 37 and running thence along the common line of said lots S. 34-41 W. 116. 8 feet to an iron pin on a 12 foot alley; thence with said alley S. 55-32 E. 80 feet to an iron pin; thence with the common line of Lots Nos. 37 and 38 N. 34-41 E. 116. 4 feet to an iron pin on the southern side of West Fifth Street; thence with said street S. 55-13 W. 80 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated April 1, 1950 and recorded in the R. M. C. Office for Greenville County in Deed Book 407, Page 177.

This is a second mortgage, subject only to that first mortgage given by the mortgagors to General Mortgage Co. in the original amount of \$3, 050. 00 dated April 1, 1950 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 456, Page 479.

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.

Filed May 20, 1964

By J. S. Phipps

*Wit: J. S. Phipps
J. S. Phipps*

RECORDED AND INDEXED IN RECORD BOOK 957 PAGE 249
MAY 20 1964
R. M. C. THE GREENVILLE COUNTY S. C.
J. S. Phipps, Clerk