

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 964 PAGE 127

JUL 3 2 44 PM 1964  
CLERK OF COURT  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, Hershel Phillips,

(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

Eight Hundred Thirty-Four and 48/100----- Dollars (\$ 834.48 ) due and payable

Due and payable \$23.18 per month for 36 months beginning August 2, 1964,  
and continuing thereafter until paid in full.

maturity  
with interest thereon from ~~now~~ 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, Gantt Township, 407 feet east of U. S. Highway No. 29, 7 miles south of the City of Greenville and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of this property and that formerly conveyed to Louvanna Phillips, which point is 407 feet from Highway No. 29, and running thence S. 77-45 E. 407 feet to an iron pin; thence along the rear S. 0-45 W. 100 feet to an iron pin; thence N. 77-45 W. 407 feet to an iron pin; thence N. 0-45 E. 100 feet to the point of beginning, and being the rear one-half of the tract originally owned by the mortgagor, by deed recorded in Vol. 269, Page 298 and being the remaining portion of said lot after conveyance of front one-half to Louvanna Phillips and being shown on Block Book for Greenville County, South Carolina at Page W. G., Block 6.2 as Lot 12.

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.