

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 15 3 29 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 965 PAGE 155

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK OF COURTS
S. C.

WHEREAS, We, F. J. Christopher and Louise C. Christopher,

(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 August 14, 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, near the City of Greenville at the northeastern corner of the intersection of McCrary Street and Cornelia Street (formerly Green Street), being known and designated as a portion of Lots Nos. 259, 260 and 261, as shown on plat thereof prepared by M. P. Gridley, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "A", at Pages 278 and 279 and having, according to a more recent plat prepared by C. C. Jones, Engineer, dated September 29, 1953, entitled "Property of Earnest E. Marchbanks", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of McCrary Street and Cornelia Street and running thence with the eastern side of Cornelia Street N. 13-45 E. 138 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Callie Mae Loveland; thence with the line of the said Loveland property S. 76-15 E. 100 feet to a stake in the line of property now or formerly of H. W. Smith; thence with the line of the said Smith property S. 13-45 W. 138 feet to an iron pin on the northern side of McCrary Street; thence with the northern side of McCrary Street N. 76-15 W. 100 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated August 8, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 531, Page 315.

This is a second mortgage, subject to that first mortgage given by the mortgagors herein to Carolina Federal Savings and Loan Association dated August 30, 1962 in the original amount of \$4500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 899, Page 578.

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 Jan. 10, 1968
Motor Contract Co. of Greenville
J. B. Phipps Vice Pres.
Witness: William H. Walker
John G. ...

ENTERED AND CANCELED OF RECORD
JAN 10 1968
CLERK OF COURTS
S. C.
10-05-68 A. 11910