

GREENVILLE CO. S. C.

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 21 8 44 AM 1964
LILLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 231

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clarence William Leeking,

(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 September 20, 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, City of Greenville, being known and designated as Lot No. 65 of College Heights, as shown on plat thereof prepared by Dalton & Neves, Engineers recorded in the R. M. C. Office for Greenville County in Plat Book "P", at Page 75 and having, according to a more recent survey made by R. W. Dalton, May 1953, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Columbia Circle and a 20 foot road, and running thence with the southeast side of Columbia Circle N. 56-50 E. 141 feet to an iron pin, corner of Lot No. 66; thence with the line of said lot S. 33-10 E. 150 feet to an iron pin in the rear line of Lot No. 76; thence with the rear line of said lot S. 56-50 W. 86.1 feet to an iron pin on the northeast side of a 20 foot road; thence with the northeast side of said road N. 53-26 W. 159.6 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated June 1, 1953 and recorded in the R. M. C. Office for Greenville County in Deed Book 479, Page 539.

This is a second mortgage, subject to that first mortgage given by the mortgagor to C. Douglas Wilson & Co. dated June 9, 1953 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 565, Page 91 in the original amount of \$7400.00.

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.