

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
DEC 7 9 35 AM 1964
OLLIE F. ...
R. M. C.

BOOK 980 PAGE 239

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **I, Peggy Grace Petrakos,**

(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 Six Hundred Fourteen and 80/100----- Dollars (\$ 2, 614. 80) due and payable

Due and payable \$43. 58 per month for 60 months beginning January 4, 1965 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, City of Greenville, on the southern side of East Mountain View Avenue and being known and designated as part of Lot No. 89 and the western half of Lot No. 90 on plat of North Park Subdivision, according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "K", Pages 48 and 49 and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the southern side of East Mountain View Avenue and the center of the front line of Lot No. 90, at lot now or formerly owned by Louise H. Galway; thence with Galway line and through the center of Lot No. 90 S. 19-06 W. 168.55 feet to an iron pin in the center of the rear line of Lot No. 90; thence along the rear line of Lots Nos. 80 and 81 N. 68-52 W. 73.13 feet to an iron pin in the rear line of Lot No. 89; thence along a new line running through Lot No. 89 N. 19-06 E. 168 feet, more or less, to an iron pin on the southern side of East Mountain View Avenue, at the front line of Lot No. 89, said pin being 14.63 feet east from the joint front corner of Lots Nos. 88 and 89; thence with the southern side of East Mountain View Avenue S. 69-10 E. 73.12 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated September 20, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 749, Page 397.

This is a second mortgage, subject only to that first mortgage given by the mortgagor to First Federal Savings & Loan Association dated June 8, 1964 in the original amount of \$3800.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 961, Page 135.

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.

SATISFIED AND CANCELLED OF RECORD

DAY OF September 1964

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:17 O'CLOCK P. M. NO. 1000

Handwritten signatures and notes at the bottom left of the page.