

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 17 4 46 PM 1964

OLLIE F. FURNISH
MORTGAGE OF REAL ESTATE

BOOK 981 PAGE 303

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William C. Babb and Phyllis C. Babb, are

(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

Four Thousand Four Hundred Eighty-Two and 60/100-----Dollars (\$ 4,482.60) due and payable

Due and payable \$74.71 per month for 60 months beginning January 15, 1965, and continuing thereafter until paid in full.

maturity
with interest thereon from ~~xxx~~ 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 Mauldin, known and designated as Lot No. 218 of Pine Forest as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", Pages 106 and 107 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Old Trail Road at the corner of Lot No. 217; thence S. 28-07 W. 150 feet; thence N. 61-53 W. 102 feet; thence N. 28-07 E. 150 feet to an iron pin on the southwestern side of said Road; thence S. 61-53 E. 102 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated May 21, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 749, Page 588.

This is a second mortgage, subject only to that first mortgage given by the mortgagors to Palmetto Savings & Loan Association dated April 6, 1962 in the original amount of \$13,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 886, Page 413.

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.