

JAN 6 11 17 AM 1965

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

BOOK 1019 PAGE 3

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE, SOUTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, M. B. Davenport and Alice G. Davenport,

(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 One Thousand Five Hundred Four and 44/100----- Dollars (\$ 1,504.44 ) due and payable

Due and payable \$41.79 per month for 36 months beginning February 5, 1966, and continuing thereafter until paid in full.

with interest thereon from maturity 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, Grove Township, said tract beginning at an iron pin in the center of Rehobeth Road at the joint corner of Garrison and Daves property and running thence S. 9 1/2 E. with a new road 213 feet to a stake in said new road; thence S. 65 1/2 W. 209 feet to a stake; thence N. 8 3/4 W. 113 feet to an iron pin in the center of Rehobeth Road; thence with the center of said road N. 64-57 E. 200 feet to the point of beginning, containing one (1) acre, more or less. ALSO, All that piece, parcel or lot of land adjoining the above said tract in Grove Township, Greenville County, State of South Carolina, said tract beginning at an iron pin in the center of a 17 foot dirt road, corner of Larry Fleming lot, thence S. 67 W. 209 feet to an iron pin; thence S. 25 1/2 W. 283 feet to an iron pin, corner of Daves and Hollingsworth property; thence along the Hollingsworth line S. 17 W. 311 feet to an iron pin, joint corner of Hollingsworth and Phillips property; thence along the Phillips line S. 87 E. 342 feet to a stone at the corner of Hendrix line; thence N. 1 1/2 W. 171 feet to an angle near a persimmon tree; thence N. 9 1/2 W. 486 feet along the Garrison line to the point of beginning, said tract containing 3.88 acres, more or less. LESS, HOWEVER, 0.68 acres deeded to C. D. Robinson and Pauline Robinson on May 13, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Book 777, Page 325 leaving 4.2 acres.

The above is a portion of the property conveyed to the mortgagors by deed dated September 2, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 636, Page 273.

This is a second mortgage, subject only to that first mortgage given to Citizens Building & Loan Association dated October 13, 1959 in the original amount of \$6500.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 805, Page 464.

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.