

GREENVILLE CO. S. C.

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 31 10 59 AM 1967

BOOK 1053 PAGE 455

LEOLIE FARRIS WORTH

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Edna M. Moody--

(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 Seventy-Five and 92/100-----

Dollars (\$ 4,075.92) due and payable

Due and payable \$113.22 per month for thirty-six months, beginning April 27, 1967 and continuing thereafter until paid in full

with interest thereon from maturity at the rate of Seven 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, on the western side of Mayfair Lane, being known and designated as Lot No. 16 of Holmes Acres Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book V at Page 1, said lot being 80.2 feet across the rear, 156.6 feet on one side, 158.2 feet on the remaining side, and fronts 80 feet on Mayfair Lane.

This being the same property conveyed to the mortgagor herein by deed dated January 13, 1953, recorded in Book of Deeds 470 at Page 134, and by deed dated July 11, 1953, recorded in Book of Deeds 481 at Page 471, in the R. M. C. Office for Greenville County.

It is expressly understood that this is a second mortgage, subject only to that first mortgage given to Shenandoah Life Insurance Company dated January 13, 1953 in the original amount of \$9,000.00 recorded in the R. M. C. Office for Greenville County in Book of Mortgages 550, at Page 416.

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.