

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C. BOOK 1077 PAGE 337

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 24 2 05 PM 1967

MORTGAGE OF REAL ESTATE

OLLIE FARMER, TO WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, ~~I We, Thomas Bradford and Mamie T. Bradford,~~

(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 Three Hundred Ninety-eight and 40/100 -----

----- Dollars (\$ 3,398.40) due and payable

\$56.64 per month for a period of sixty months beginning December 10, 1967, and continuing thereafter on the 10th day of each month until paid in full

with interest thereon from maturity at the rate of 7 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 southern side of Zara Street, being known and designated as Lot No. 45 on a plat of Eastover Subdivision, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book F, Page 42, said lot fronting 60 feet on Zara Street, being 150 feet on each side and being 60 feet across the rear. The above property is the same conveyed to the mortgagors by deed recorded in the R. M. C. Office for Greenville County in Deed Book 391, Page 201.

This is a second mortgage subject to that first mortgage to Fidelity Federal Savings & Loan Association in the original amount of \$5800.00, dated March 2, 1965, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 987, Page 507.

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.