

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

BOOK 1110 PAGE 413

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE CO. S. C.
NOV 23 11 35 AM 1968
CLERK OF COURTS

WHEREAS, We, L. WAYNE DAVIS and LOUISE M. DAVIS,

(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 Seven Thousand Three Hundred Fifty-Four and 80/100 Dollars (\$ 7,354.80) due and payable

at the rate of \$122.58 per month, beginning December 22, 1968 and continuing on the 2nd day of each and every month thereafter for a period of sixty (60) months.

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, in the Town of Fountain Inn, situate at the Eastern corner of Weston Street and Knollwood Court, and being a portion of the property of Knollwood Court shown on Plat Book "MM", at Page 174 and a portion of the property of J. Babe Gault, known as a portion of Lot No. 4 and a 10-foot strip having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Eastern intersection of Knollwood Court and Weston Street, running thence N. 41-58 E. along the Southeast side of Knollwood Court, 181.8 feet to an iron pin; thence along the rear of Lot No. 1, S. 50-59 E. 79.5 feet to an iron pin; thence along the property of Forrest M. Younts, S. 34-40 W. 152 feet to an iron pin on the Northeast side of Weston Street; thence with said Street, N. 63-18 W. 80 feet to an iron pin; thence N. 67-15 W. 48 feet to the point of beginning.

The above is the same conveyed unto the mortgagors herein by deed recorded in Deed Book 668, at Page 108.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to Fountain Inn Federal Savings & Loan Association on June 9, 1961 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 860, at Page 146 in the original amount of \$17,000.00

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 15 PAGE 100

SATISFIED AND CANCELLED OF RECORD
DAY OF NOV 1968
Donnie L. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:15 O'CLOCK P. M. NO. 31521