

JUN 28 1973

DONNIE S. TANKERSLEY
MORTGAGE OF REAL ESTATE

RECORDED
COMPLETED
GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Billy J. Saxon and Janette G. Saxon,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MOTOR CONTRACT COMPANY**
OF GREENVILLE, its successors and assigns forever (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
Twelve Thousand/Eight Hundred/Thirteen Dollars and 36/100ths* Dollars (\$ 12,813.36) due and payable
in monthly installments of \$ 152.31, the first installment becoming due and payable on the 25th day of July, 19 73
and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has
been paid, 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:

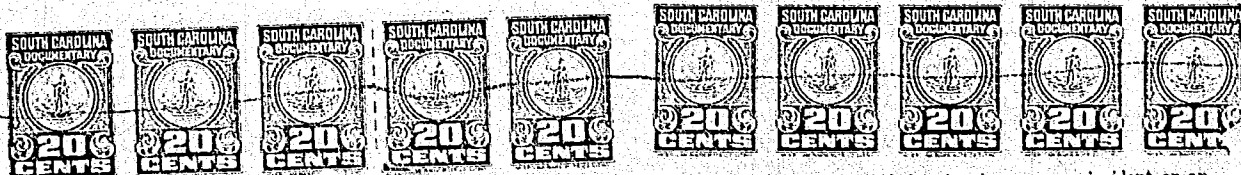
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for
his account by the Mortgagee, and also in consideration 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, to wit:

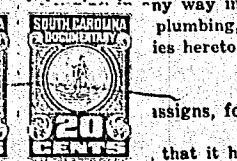
KNOWN and designated as Lot No. 4 on plat of Property of J. E. Grant and having the
following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Alco Street, joint front corner
of Lots Nos. 4 and 5 and running thence with the line of Lot No. 5 N. 19-02 E. 173.7
feet; thence S. 74-30 E. 85 feet; thence S. 19-17 W. 170.2 feet to an iron pin on Alco
Street; thence with said Street N. 76-45 W. 85 feet to an iron pin, the point of
beginning.

The above is the same property conveyed to the mortgagors by deed dated September
1, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 681, at
Page 147.



Together with all rights pertaining...



in any way incident or appurtenant to the premises, and lighting and plumbing, and lighting hereunto that all such

assigns, forever.

that it has good right

to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances specifically stated otherwise as follows:

THIS is a second mortgage, being junior in lien to that certain mortgage given to
Carolina Federal Savings and Loan Association dated September 1, 1961 in the original
amount of \$8600.00 and recorded in the R. M. C. Office in Mortgage Book 867, at Page 460.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.

