

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

THIS IS A SECOND MORTGAGE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clarence B. Evans and Maggie Lee Evans,

hereinafter referred to as Mortgagor) is well and truly indebted unto American Credit Company,

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 Five Hundred and 00/100-----

-----Dollars (\$ 7,500.00) due and payable in Sixty (60) months in installments of One Hundred Twenty-Five and 00/100 (\$125.00) Dollars each until paid in full

with interest thereon from _____ date _____ at the rate of 13.16 APRper centum per annum, to be paid.

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, Greenville Township, being shown and designated as a portion of Lots Nos. 13, 14 and 15 of Block E of a subdivision known as Washington Heights as shown on a plat thereof being recorded in the RMC Office for Greenville County in Plat Book "M" at Page 107, said lot is also known as Lot No. 15a of the property of J. H. Mauldin as shown on a plat thereof prepared by C. C. Jones and Associates, Engineers, dated February 5, 1955, and having, according to said plat prepared by C. C. Jones, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Washington Loop, joint front corner of Lots Nos. 15a and 16, which point is 12 feet west of the joint front corner of Lots Nos. 15 and 16 as shown on plat of Washington Heights, and running thence with the joint line of Lots Nos. 15a and 16, N. 1-15 E. 138 feet to an iron pin; thence N. 75-45 W. 13 feet to an iron pin (which point is the joint rear corner of Lots Nos. 14 and 15 as shown on the plat of Washington Heights); thence S. 83-25 W. 70.6 feet to an iron pin, joint rear corner of Lots Nos. 14a and 15a; thence S. 10-25 E. 147.6 feet to an iron pin on the northern side of Washington Loop, which iron pin is approximately 420 feet east of the intersection of Washington Loop with Pine Street; thence with Washington Loop, N. 76-43 E. 54 feet to the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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