

THIS IS A SECOND MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Andrew C. Brissey and Ira L. Brissey,

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 Nine Thousand Sixty and 00/100-----

-----Dollars (\$ 9,060.00) due and payable
in Sixty (60) monthly installments of One Hundred Fifty-One and 00/100 (\$151.00) dollars
each until paid in full

with interest thereon from _____ date _____ at the rate of 15.16 APR per centum per annum, to be paid: monthly

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, lying and being on the westerly side of Piedmont Park Road (formerly Old Rutherford Road), near the City of Greenville, in the County of Greenville, S. C., being known and designated as property of Carroll Benjamin Carver on plat of which is recorded in Plat Book II at Page 92 and also being shown as a lot of property of M. C. Green recorded in Plat Book O at Page 119, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Piedmont Park Road (formerly Old Rutherford Road), at the joint front corner with property now or formerly belonging to M. C. Green and being 95 feet in a northerly direction from the northwestern intersection of Piedmont Park Road and Park Avenue and running thence N. 74-50 W. 200 feet to an iron pin; thence N. 15-10 E. 95 feet to an iron pin; thence S. 74-50 E. 200 feet to an iron pin on the westerly side of Piedmont Park Road; thence along Piedmont Park Road S. 15-10 W. 95 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.

973

4328 RV-2