

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTAT.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1197 PAGE 643

BOOK 17 PAGE 735

JUL 7 1971
Mrs. Ollie Farnsworth
R. M. C.

WHEREAS, **Mrs. DORTHY L. IRVIN**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MOTOR CONTRACT COMPANY OF GREENVILLE, INC** 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 ***TEN THOUSAND THREE HUNDRED TWENTY AND NO/100*** Dollars (\$ 10,320.00*) due and payable in monthly installments of \$ ***172.00***, the first installment becoming due and payable on the **30TH** day of **JUNE**, 19 **71** 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:

AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN MORTGAGE BOOK DCI, AT PAGE 169.

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 whatsoever 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 subject to the terms 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.

L-1001-DC

Handwritten signature/initials

Documentary Stamp 201973
led to Copy 2188
RECORDING FEE PAID \$ 1.00
7-26-73
MOTOR CONTRACT CO. OF GREENVILLE
By [Signature] mgr.
Ann Murphy

DO NOT WRITE IN THESE SPACES
JUL 7 1971
FILED