

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE
OCT 16 3 21 PM '73
DORRIS S. TANKERSLEY
R.M.C.

40304

BOOK 1293 PAGE 113
BOOK 54 PAGE 816

WHEREAS, Mary M. Pitman

(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 **Five thousand Seven Hundred Ninety Dollars and 60/100** Dollars (\$ 5,790.60) due and payable in monthly installments of \$ **96.51**, the first installment becoming due and payable on the **22nd** day of **July**, 19 **73** of said last two mentioned lots S.12 E.165.5 feet to the beginning point. This being the same property which was conveyed to grantor herein by Dean Howell and Margie Ruth Howell by deed recorded in said Office in Deed Book 904, page 634.

FILED
JAN 31 1978
DORRIS S. TANKERSLEY
R.M.C.

JAN 31 1978
GCTC 2 JA31 78 1234

PAID AND SATISFIED IN FULL THIS
30th Jan 1978
MCC FINANCIAL SERVICES, INC.
BY: *[Signature]*

1.0001
22601
[Signature]

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 herein specifically stated otherwise as follows: This is a second Mortgage second only to the one held by Woodruff Federal Savings and Loan dated 12-18-70 in the original amount of \$6,200.00 recorded in volume 1176 at page no. 236

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. 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.

L-1481-5C.

4328 RV-2