

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.
APR 24 1 52 PM 1963
OLLIE F. JARRETT

WHEREAS, I, Jesse T. Shelton

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF GREENVILLE, INC.

(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 Three Thousand Eight Hundred Fifty Three and 92/100

Dollars (\$ 3,853.92) due and payable

\$80.29 per month for 48 months beginning May 30, 1963 and continuing thereafter until paid in full

with interest thereon from ~~3%~~ at the rate of Six (6%) 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, City of Greenville, being more particularly described as Lot No. 2, Section "A" as shown on plat made by Pickell & Pickell, Engineers, dated January 14, 1950 and recorded in the R. M. C. Office for Greenville County in Plat Book "W", at Pages 111-117 inclusively and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin joint front corner of Lots Nos. 1 and 2 on the southern side of East South Sixth Street running thence N. 74-11 W. 78 feet to an iron pin, joint front corner of Lots Nos. 2 and 3; thence along the common line of Lots Nos. 2 and 3, S. 15-49 W. 98.2 feet to an iron pin on an alley; joint rear corner of Lots Nos. 2 and 3; thence along said alley S. 73-34 E. 78 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2; thence N. 15-49 E. 99.1 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by deed dated May 19, 1950 and recorded in the R. M. C. Office in Deed Book 410, at Page 41, and by deeds dated April 22, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 721, Page 175 and Deed Book 721, Page 176, the three combined deeds representing an undivided 4/5 ownership of the above described property.

The other 1/5 ownership is held by the Mortgagor's three children and is not encumbered by this mortgage.

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 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.

Paid Mar. 9, 1964
Motor Contract Co.
by J. E. Phipps
wit:
Lammie K. McMurry
Elyza Beth T. Stokes

RECORDED AND INDEXED BY RECORDER
10th Mar. 1964
Ollie Farnsworth
GREENVILLE, S. C.
A. 2:19 P. 25594