

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

BOOK 1213 PAGE 401
BOOK 45 PAGE 401



WHEREAS, I, Velma B. Phillips,

(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 ***Six Thousand Nine Hundred Sixty and no/100*** Dollars (\$ 6,960.00) due and payable in monthly installments of \$ 116.00, the first installment becoming due and payable on the 2 day of December 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.

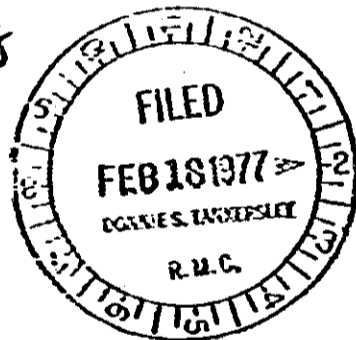
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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, to wit: BEGINNING at an iron pin on the North side of W. Earle Street, said pin being 175 feet East from the Northeast corner of the interse-
of W. Earle Street and Tomes Street, and runs thence along the North Side of W. Earle Street,
S. 83-13 E. 73 feet to an iron pin, thence N. 1-41 E. 200 feet to an iron pin; thence N. 83-13
W. 73 feet to an iron pin; thence S. 1-41 W. 200 feet to an iron pin on the North side of W. Earle
Street, the beginning corner.

ALSO, the mortgagor's right, title and interest in and to that alley along the rear of the lot as shown on the plat referred to above.

*Created
Dennis & Induley
1/18/77*



PAID AND SATISFIED IN FULL THIS

31 DAY January, 1977
MOTOR CONTRACT COMPANY OF

BY: *[Signature]*
Clair Smith, witness

FEB 18 1977

21876

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:

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the claims of all persons lawfully claiming the same or any part thereof.

4328 RV-2