

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 26 1 57 PM 1965 BOOK 1002 PAGE 99
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME
R. M. C.

WHEREAS, We, Elizabeth R. Bates and Winfield Bates,

(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

Two Thousand Five Hundred Ninety-Two and No/100----- Dollars (\$ 2,592.00) due and payable

Due and payable \$43.20 per month for 60 months beginning August 24, 1965,
and continuing thereafter until paid in full.

with interest thereon from maturity at the rate of Six 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:

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, in Union Bleachery Village and being more particularly described as Lot 108 as shown on a plat entitled "Subdivision For Union Bleachery, Division of Cone Mills Corporation, Greenville, S. C." made by Piedmont Engineering Service, March 1959 and recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Pages 80 and 81. According to said plat, the within described lot is also known as No. 10, Stephenson Street (Avenue) and fronts thereon 66.4 feet.

The above is the same property conveyed to the mortgagors by deed dated July 15, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 624, at Page 522.

This is a second mortgage, subject only to that first mortgage given by the mortgagors to The South Carolina National Bank, as Trustee for John W. Arrington Foundation dated July 23, 1959 in the original amount of \$3,532.50 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 797, Page 298.

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.