



22037

MORTGAGE OF REAL ESTATE BOOK 1171 PAGE 341
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 25 PAGE 87

WHEREAS, WE, JAMES B. AND GERTRUDE D. ELGIN,

(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

FOUR THOUSAND TWO HUNDRED AND NO/100* Dollars (**\$4200.00***) due and payable in monthly installments of **\$70.00***, the first installment becoming due and payable on the **30TH** day of **Nov.**, 19 **70** 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:

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, to wit:

ALL THAT PIECE, PARCEL OR LOT OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING NEAR THE CITY OF GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS LOT 31, SECTION 1, AS SHOWN ON A PLAT ENTITLED "SECTION 1, PORTION OF VILLAGE, F. W. POE MFG. CO., GREENVILLE, S. C.", MADE BY DALTON & NEVES, JULY, 1960, AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK UU, AT PAGE 128. ACCORDING TO SAID PLAT, THE WITHIN DESCRIBED LOT IS ALSO KNOWN AS No. 14 FIRST AVENUE AND FRONTS THEREON 53 FEET.

*** AN EASEMENT OF 16 FEET IN WIDTH BETWEEN LOTS 30 AND 31 AS SHOWN ON SECTION 1 OF THE PLAT OF F. W. POE MFG. CO., SAID EASEMENT OF 16 FEET BEING THE CONNECTION BETWEEN FIRST AVENUE AND THE 20 FOOT ALLEY TO THE REAR OF THE PROPERTY REFERRED TO IN RESTRICTION (3).

RECORDING FEE
PAID \$ 1.00
3383

PAID
8-2-74
MOTOR CONTRACT CO.
OF GREENVILLE

By *James B. Elgin*

FILED
GREENVILLE, CO. S.
AUG 2 12 02 PM '70
DONNIE S. TANKERSLEY
R.M.C.

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.