

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

BOOK 1264 PAGE 9
40184
BOOK 67 PAGE 1471

AFFIDAVIT FILED R.M.C.

WHEREAS, B.R. Cross and Judy B. Cross

(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 Twelve Thousand Eight Dollars and 64/100 Dollars (\$ 12,008.64) due and payable in monthly installments of \$ 142.96, the first installment becoming due and payable on the 18th day of January, 1973 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.

... to an iron pin on the north side of the said Mortgagee for such further sums as may be advanced to it for \$ 81-44 W. 100 feet to the point of beginning. ... to an iron pin on the north side of the said Mortgagee for such further sums as may be advanced to it for \$ 81-44 W. 100 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated December 14, 1959 and recorded in the R.M.C. Office for Greenville County in Deed Book 641 at page 51.

1348
Donnie S. Tankersley
R.M.C.

PAID AND SATISFIED IN FULL THIS 31st DAY OF JULY 1979
BY: [Signature]
MOTOR CONTRACT COMPANY, INC.

FILED
JUL 30 1979
AM 7:89 1011 121 2 3 4 5 6

Together with all and singular rights, interests, 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 ~~KENNETH K. ...~~ Southern Life Insurance Company dated 12-31-59 in the amount of \$7,000.00 Recorded in the R.M.C. Office for Greenville County. In the Volume 812 Page number 444.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. 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-141-SC
AVE,

1875 76

1471

4328 RV-2