

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA,
County of Greenville,

I, Charles W. Keating, of Greenville County, South Carolina

SEND GREETING:

WHEREAS, I the said Charles W. Keating

in and by ----- certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company

----- in the full and just sum of Sixty-four Hundred & No/100 (\$6,400.00) DOLLARS, to be paid at Canal Ins. Co. Office, in Greenville, S. C., together with interest thereon from July 1, 1946 until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August, 1946, and on the 1st day of each month of each year thereafter the sum of \$ 38.79, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July, 1966, and the balance of said principal and interest to be due and payable on the 1st day of July, 1966; the aforesaid ----- payments of \$ 38.79 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 6,400.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of four per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That -----, the said Charles W. Keating in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

----- the said Charles W. Keating in hand and truly paid by the said Canal Insurance Company at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Canal Insurance Company, its successors and assigns:-

All that certain lot of land situate, lying and being on the west side of Parkwood Avenue, known and designated as lot No. 6 of property of Central Realty Corporation according to plat of said property recorded in Plat Book B, Page 177, R.M.C. Office for said Greenville County, and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at a stake on the West side of said Parkwood Avenue, which stake is the joint corner of lot No. 6 and a lot known as Lot No. 138 of North Hills Property, and running thence along the joint line of said lot No. 6 of Central Realty property and lot No. 138 of North Hills property N. 70-47 W. 140 feet to a stake which is the joint rear corner of said lots; thence S. 19-30 W. 70 feet to a stake which is the joint corner of lots Nos. 6 and 5 of said Central Realty Corporation property; thence along the joint line of said lots Nos. 6 and 5, S. 70-47 E. 140 feet to a stake; thence along said Parkwood Avenue, N. 19-30 E. 70 feet to a stake at the joint corner of lots Nos. 6 and 138, point of beginning.

For Assignment to this Mortgage see R.E.M. Book 347 Page 230

The debt hereby secured is paid in full and the lien of this instrument is satisfied, being mortgaged recorded in Book 347 page 209, the undersigned being the owner and holder thereof. Witness the undersigned by its corporate seal and the hand of its duly authorized officer this 22nd day of Oct, 1958.

In the presence of: Lawrence V. Hunter
Edna E. Klein
New York Life Insurance Co
By: Edward C. Rose, Jr
Asst. V. Pres.

SATISFIED AND CANCELLED OF RECORD
28 DAY OF Oct 1958
J. J. J. J.
COUNTY, S. C.
1999