

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

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

I, Curtis P. Stewart, of Greenville County, South Carolina,

SEND GREETING:

WHEREAS, I the said Curtis P. Stewart

in and by my 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 Forty-three Hundred & No/100 September 1, 1946 (\$4,300.00) DOLLARS, to be paid at Canal Ins. Co. office, in Greenville, S. C., together with interest thereon from ~~September 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 October, 1946 and on the 1st day of each month of each year thereafter the sum of \$ 26.06, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of September, 1966, and the balance of said principal and interest to be due and payable on the 1st day of September, 1966; the aforesaid monthly payments of \$ 26.06 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 4,300.00 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 (4) 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, I, Curtis P. Stewart in consideration of the said debt and sum of money aforesaid, and for the better securing the mortgage 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 Curtis P. Stewart 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 piece, parcel or lot of land in Greenville Township, County and State aforesaid, near the city of Greenville, known and designated as lot number one(1) of property of Central Realty Corporation according to plat of said property dated July 25, 1946, recorded in the R.M.C. Office for said Greenville County in Plat Book B, at page 82, and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at an iron pin at the Northeast corner of the Old White Horse Road and Oil Mill Road, and running thence with the East side of the Old White Horse Road, N. 0-57 E. 61 feet to an iron pin at the joint corner of lots Nos. 1 and 2 according to said plat; thence along the joint line of said lots Nos. 1 and 2, N. 85-48 E. 99.5 feet to an iron pin at the joint rear corner of said lots Nos. 1 and 2; thence S. 1-32 W. 46.4 feet to a pin on the North side of Oil Mill Road, joint corner of lots Nos. 1 and 5; thence along the North side of said Oil Mill Road, S. 77-22 W. 101.4 feet to the point of beginning, intersection of Oil Mill Road and Old White Horse Road.

~~THE MORTGAGOR COVENANTS AND AGREES that with the monthly payments of principal and interest he will pay to mortgagee a pro rata portion of the taxes, assessments, and insurance premiums not to become due, as estimated by the mortgagee, so that mortgagee will have sufficient funds on hand to pay taxes, assessments, and insurance premiums thirty days before the delinquency date thereof, Any deficit shall immediately be paid to the mortgagee by mortgagor. Moneys so held shall not bear interest and upon default may be applied by mortgagee on account of the mortgage indebtedness.~~

*Paid in full and satisfied this the 5<sup>th</sup> day of December 1963*

Witness:  
*Betty C. Ambrose*

*Canal Insurance Company  
Wm. R. Timmons, Jr. Pres.*

SATISFIED AND CANCELLED OF RECORD  
11 DAY OF *December* 1963  
*Betty C. Ambrose*  
N.C. FOR GREENVILLE COUNTY, S. C.  
3 O'CLOCK P. M. NO. 16909