

FHA Form No. 2175 m  
(For use under Sections 203-603)  
(Revised February 1960)

FILED  
GREENVILLE CO. S. C.

MORTGAGE

DEC 5 12 46 PM 1951

OLLIE FARRSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Palmer J. McAvoy of  
Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
Canal Insurance Company

, a corporation organized and existing under the laws of South Carolina , hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seventy-Three Hundred Fifty and No 100 Dollars (\$ 7350.00 ), with interest from date at the rate of Four & One-Fourth per centum ( 4 1/4 % ) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, S.C. , or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Five and 57/100- - - - - Dollars (\$ 45.57 ), commencing on the first day of January , 19 52 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of December , 19 71 .

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville , State of South Carolina: on the Southern side of Merrilat Avenue, near the City of Greenville, being shown as lot 110 on plat of Sans Souci Heights, recorded in Plat Book Z at Page 95, and described as follows:

BEGINNING at a stake on the Southern side of Merrilat Avenue, 210 feet West from Earnshaw Avenue, at corner of lot 110, and running thence with the Southern side of said Avenue, S. 61-00 W. 70 feet to stake, corner of lot 109; thence with line of said lot, S. 35-19 E. 129 feet to a stake at corner of lot 121; thence with line of said lot, N. 63-38 E. 70 feet to a stake, corner of lot 111; thence with the line of said lot, N. 34-59 W. 133 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by J. A. Cannon, Jr. by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the