

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

Morris Leffert of
said County and State, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto General Mortgage Co.,

a corporation organized and existing under the laws of the State 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 Eight Thousand and no/100 Dollars (\$8,000.00), with interest from date at the rate of four & one-quarter per centum (4 1/4%) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Forty Nine and 60/100- - - - - Dollars (\$49.60), commencing on the first day of November, 1952, 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 October, 1972.

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:

All that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of Montclair Avenue (formerly Fairview Avenue), being known and designated as Lot No. 27 and the eastern portion of Lot No. 26, Block G, Highland Terrace, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Flat Book K, page 121, and having, according to a survey thereof by Piedmont Engineering Service, dated September 9, 1952, and recorded in said R. M. C. Office in Flat Book CC, page 175, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Water Street at the joint corner of Lot No. 27 and a 15-foot alley at the rear of said lot, and running thence along the northern side of said 15-foot alley, N 76-43 W 43.3 feet to an iron pin at the original joint rear corner of Lots Nos. 27 and 26; thence continuing along the northern side of said 15-foot alley, N 76-43 W 12.5 feet to an iron pin in the rear line of Lot No. 26; thence on a line through Lot No. 26, N 13-42 E 152.3 feet to an iron pin in the line of Montclair Avenue; thence along the southern side of Montclair Avenue, S 80-08 E 12.5 feet to an iron pin at the original joint front corner of Lots Nos. 26 and 27; thence continuing along the southern side of Montclair Avenue by the traverse line S 70 E 50.1 feet to an iron pin at the southwest intersection of Montclair Avenue and Water Street; thence along the western side of Water Street, S 16-32 W 147.7 feet to the point of beginning.

Being the same property conveyed this day to the mortgagor by deed of J. P. Medlock, 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