

MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, Roy E. Queen 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 Eight Thousand and No/100 - - - Dollars (\$8000.00), with interest from date at the rate of Four & One-Half per centum (4½ %) 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 Fifty and 64/100 - - - - - Dollars (\$50.64), commencing on the first day of December, 19 53, 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 November, 19 73.

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 Northeast side of Keith Drive (formerly Keith Street), in the City of Greenville, being shown as lot No. 41, on plat of property of W. C. Smith, recorded in Plat Book S at Page 23, and described as follows:

BEGINNING at a stake on the Northeast side of Keith Drive, 405 feet Southeast from Perrin Street, at corner of lot 40, and running thence with line of said lot, N. 54-15 E. 150 feet to a stake; thence S. 35-45 E. 75 feet to a stake at corner of lot 42; thence with line of said lot, S. 54-15 W. 150 feet to a stake on Keith Drive; thence with the Northeast side of said Drive, N. 35-45 W. 75 feet to the beginning corner. Being the same property conveyed to the mortgagor by R. C. Sutherland et al by deed to be recorded.

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