

FEB 17 4 09 PM 1954

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA,)
COUNTY OF Greenville) ss:

To ALL WHOM THESE PRESENTS MAY CONCERN: James R. Sullivan, Jr.

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

organized and existing under the laws of State of South Carolina, a corporation, 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 Nine Thousand One Hundred and No/100 Dollars (\$ 9,100.00), with interest from date at the rate of Four and one half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty and 60/100 Dollars (\$ 50.60), commencing on the first day of March, 19 54, 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 February, 19 79.

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: in Chick Springs Township, situate on the Western side of Elaine Avenue, being shown and designated as Lot No. 12, on plat of property of William M. Edwards, made by Dalton & Neves, and recorded in Plat Book S at Page 12, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Elaine Avenue, at the joint front corner of Lots 12 and 13, and running thence with line of Lot 13, S. 58-41 W. 280.6 feet to iron pin; thence N. 33-31 W. 75.05 feet to iron pin at rear corner of lot 11; thence with line of lot 11, N. 58-41 E. 283.5 feet to iron pin on Elaine Avenue; thence with the Western side of Elaine Avenue, S. 31-19 E. 75 feet to the beginning corner. Being the same property conveyed to the mortgagor by William M. Edwards by deed recorded in Volume 470 at Page 223.

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