

FILED GREENVILLE CO. S. C.

SOUTH CAROLINA

MAY 27 4 34 PM 1954

MORTGAGE

VA Form 4-622 (Home Loan) May 1953 Use Optional Servicer's Readjustment Act (28 U.S.C.A. 694 (a)). Acceptable to FPC Mortgage Co.

STATE OF SOUTH CAROLINA, } ss: COUNTY OF GREENVILLE

WHEREAS: Walter Irvin Davis

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Canal Insurance Company, a corporation organized and existing under the laws of State of South Carolina, hereinafter called 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 Seven Hundred Fifty and No/100 Dollars (\$ 7,750.00), with interest from date at the rate of Four and One-Half per centum (4 1/2 %) 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 delivered or mailed to the Mortgagor, in monthly installments of Forty-Nine and 02/100 Dollars (\$ 49.04), commencing on the first day of July, 19 54 and continuing 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 June, 19 74.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina; on the Eastern side of Beechwood Avenue, in the City of Greenville being shown as Lot No. 6 on plat of property of Claude Ramseur, et al, known as East-over, made by R. E. Dalton in July, 1920, recorded in Plat Book P at Page 42 and described as follows:

BEGINNING at a stake on the Eastern side of Beechwood Avenue 56.7 feet South from Blair street (formerly known as Rose Street) at corner of Lot No. 7 and running thence with the Eastern side of said Avenue S. 28-07 E. 55 feet to a stake at corner of Lot No. 5; thence with the line of said lot N. 64-35 E. 155.1 feet to a stake; thence S. 28-07 E. 60 feet to a stake at corner of Lot No. 7; thence with the line of said lot S. 28-07 E. 162.5 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by Ralph M. Kelley et al by deed recorded herewith.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

The debt hereby secured is paid in full and this lien of this instrument is satisfied. Being mortgages recorded in Book 577 Page 205, the undersigned being the owner and holder thereof. Witness the undersigned by its corporate seal and the hand of its duly authorized officer at Greenville, S.C. July 1954.