

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, the Mortgagor is well and truly indebted unto

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

, a corporation organized and existing under the laws of the State of New Jersey, 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 Thirteen Thousand, Six Hundred Dollars (\$ 13,600.00), 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 THE PRUDENTIAL INSURANCE COMPANY OF AMERICA in Newark, New Jersey, or at such other place as the holder of the note may designate in writing, in monthly installments of Eighty-Six and 09/100 - - - - - Dollars (\$ 86.09), commencing on the first day of August, 1954, 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 July, 1974.

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 lot of land, with the buildings and improvements thereon, situate on the northwest side of Rockwood Drive and on the south side of Meyers Drive (formerly known as Marietta Street), in the City of Greenville, in Greenville County, South Carolina, shown as Lot No. 32 on plat of Rockwood Park, made by Pickell & Pickell, Engineers, October 5, 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "S", at Pages 168 and 169, and having, according to said plat and a recent survey made by R. W. Dalton, June 11, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Rockwood Drive, at joint front corner of Lots 32 and 33 and running thence along the line of Lot No. 33, N. 51-34 W. 167.2 feet to an iron pin; thence with the line of Lot No. 31, N. 44-06 E. 152.8 feet to an iron pin on the south side of Meyers Drive; thence with the south side of Meyers Drive, S. 68-41 E. 48.7 feet to an iron pin; thence with the curve of Meyers Drive and Rockwood Drive, (the chord being S. 15-07 E. 130.2 feet) to an iron pin on the northwest side of Rockwood Drive; thence with the northwest side of Rockwood Drive, S. 38-26 W. 88.3 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of J. Alvin Gilreath of even date and 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