

# MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, CLINTON M. BATY AND EVELYN R. BATY,  
Greenville, S. C.

, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto

CANAL INSURANCE COMPANY

organized and existing under the laws of South Carolina, a corporation  
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 Ten Thousand and No/100ths  
Dollars (\$ 10,000.00 ), 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  
Sixty-three and 30/100ths -----Dollars (\$ 63.30 ),  
commencing on the first day of September, 19 54, and on the first day of each month there-  
after 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 August, 19 74.

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 certain piece, parcel or lot of land situate, lying and being  
in the City of Greenville, County of Greenville, State of South Carolina,  
on the Western side of East North Street and Southern side of Richland  
Avenue, being known and designated as Lot No. 19 of property of Annie  
Griffin, et al, a plat of which is recorded in the R. M. C. Office for  
Greenville County in Plat Book H at pages 178-179. The subject premises are  
described according to said plat and also according to a more recent plat  
prepared by Piedmont Engineering Service, Greenville, S. C., dated July 21,  
1954, entitled "Property of Clinton M. Baty, Greenville, S.C." and have  
according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of  
Richland Avenue and East North Street and running thence along the Southern  
side of Richland Avenue N. 75-18 W. 106 feet to an iron pin; thence contin-  
uing along Richland Avenue N. 65-11 W. 44.9 feet to an iron pin, the joint  
corner of Lots Nos. 19 and 26; thence along the common line of said last  
mentioned lots S. 14-03 W. 67.0 feet to an iron pin, the joint rear corner  
of Lots 19 and 20; thence along the common line of said last mentioned lots  
S. 75-57 E. 150 feet to an iron pin on the Western side of East North Street;  
thence along the Western side of East North Street N. 14-0 E. 57.3 feet to  
the beginning corner.

The above described property is the identical property conveyed to the  
mortgagors herein by deed of Ida D. Pruitt of even date and to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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