

FILED  
GREENVILLE CO. S.C.

**MORTGAGE**

MAR 1 4 34 PM 1956

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF

OLLIE FARNBORNE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, LOUIE R. DURHAM AND ESTELLE J. DURHAM of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

General Mortgage Co. South Carolina, 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 Seventy-Nine Hundred Dollars (\$ 7900.00 ), 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 General Mortgage Co. 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 01/100ths - - - - - Dollars (\$50.01 ), commencing on the first day of April, 1956, 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 March, 1976.

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, City of Greenville, on the Southwestern side of Beechwood Avenue, being known and designated as a portion of Lot No. 76 and 78 of Eastover and being as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book F at page 42 and also as shown on a more recent plat prepared by R. W. Dalton, R. E. dated February 1956 entitled "Property of Louie R. Durham and Estelle J. Durham, Greenville, S. C.", and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Beechwood Avenue which iron pin is 293.3 feet from the intersection of Beechwood Avenue and Arden Street and running thence along the Southwestern side of Beechwood Avenue N. 71-55 W. 108.8 feet to an iron pin; thence S. 18-32 W. 125.9 feet to an iron pin; thence N. 64-30 E. 31.6 feet to an iron pin; thence S. 25-30 E. 30 feet to an iron pin; thence N. 45-50 E. 142.2 feet to an iron pin on the Southwestern side of Beechwood Avenue, the beginning corner.

The above described property is the identical property conveyed to the mortgagors by deed of Ida B. Abernathy of even date and 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