

MORTGAGE

APR 22 4 04 PM 1956

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

To ALL WHOM THESE PRESENTS MAY CONCERN: I, **Sam B. Evans, Jr.**

of Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Canal Insurance Company, 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 **Eleven Thousand** Dollars (\$ 11,000.00), with interest from date at the rate of **four & one-half** per centum ($4\frac{1}{2}\%$) 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-one and sixteen one-hundredths** Dollars (\$ 61.16), commencing on the first day of **October**, 19 **56**, 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 **September**, 19 **81**.

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 in **Butler Township, Greenville County, state of South Carolina**, and being known and designated as **lot No. 28** of a subdivision known as **McSwain Gardens**, a plat of which is recorded in the **R. M. C. Office for Greenville County** in plat book **GG page 75**, and having according to a recent survey by **T. C. Adams, Engineer**, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of **Astor Street**, the joint front corner of **Lots 28 and 29**, and the point of beginning being **313.6 feet** to **Shannon Drive**, and running thence with **Astor Street N. 76-48 E. 141.1 feet** to an iron pin; thence continuing with **Astor Street S. 69-08 E. 50.1 feet** to an iron pin; thence continuing with **Astor Street S. 25-41 E. 105 feet** to an iron pin; thence **S. 64-19 W. 210 feet** to the joint rear corner of **lots 28 and 29**; thence with the line of **lot No. 29, N. 13-12 W. 175.9 feet** to an iron pin on **Astor Street**, the point of beginning.

This being the same property conveyed to mortgagor by deed recorded in the **R. M. C. Office for Greenville County** in volume **550 page 57**.

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