

MAY 14 5 18 PM 1957

MORTGAGE

OLLIE FARM, WORTH R. M. C.

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

To ALL WHOM THESE PRESENTS MAY CONCERN: DONALD W. COMSTOCK

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 Ten Thousand Five Hundred Dollars (\$ 10,500.00 ), with interest from date at the rate of five ( 5 %) 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-NINE & THIRTY ONE-HUNDRETHS Dollars (\$69.30 ), commencing on the first day of July, 1957, 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 June, 1977.

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 in the county of Greenville, state of South Carolina, being a portion of Lot No. 17 on plat of WELCOME VIEW subdivision recorded in plat book U page 155 of the R. M. C. Office for Greenville County and having according to said plat and a recent survey made by R. W. Dalton, the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin at the southern corner of McClain Avenue and Black Avenue; thence with the southwest side of McClain Avenue S. 26-04 E. 54.9 feet to an iron pin; thence continuing with the southwest side of said McClain Avenue S. 48-17 E. 50 feet to an iron pin; thence through lot No. 17, S. 51-03 W. 158.2 feet to an iron pin; thence N. 26-12 W. 92.6 feet to an iron pin on the southeast side of Black Avenue; thence with the southeast side of said Black Avenue N. 45-55 E. 142.3 feet to the beginning corner.

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