

MAY 17 11 05 AM 1958

BOOK 747 PAGE 191

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SHERWOOD E. SPENCER of
Greenville, South Carolina, 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 and No/100 Dollars (\$ 10,500.00), with interest from date at the rate of Five and one-fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-Three and No/100-----Dollars (\$ 63.00), commencing on the first day of July, 19 58, 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, 19 83.

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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 74, Section 2, Monaghan Sub-division, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "GG", Page 151, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeasterly side of Monaview Street, joint front corner Lots 74 and 75, which iron pin is 295.2 feet in a Northwesterly direction from the intersection of Lindsay Street and Monaview Street, and running thence along Monaview Street N. 51-30 W. 75 feet to an iron pin, joint front corner Lots 73 and 74; thence N. 38-30 E. 160 feet to an iron pin, joint rear corner Lots 73 and 74; thence S. 38-30 W. 160 feet to an iron pin, the point of beginning.

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

RECORDED AND INDEXED
MAY 22 1958
R. M. C. FOR GREENVILLE COUNTY
AT THE CLERK'S OFFICE