

## MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John M. Cook, Jr. and Elizabeth T. Cook 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 Seventeen Thousand One Hundred and No/100 Dollars (\$ 17,100.00 ), 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 One Hundred Fifteen and 25/100----- Dollars (\$ 115.25 ), commencing on the first day of November, 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 October, 19 78.

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: in the City of Greenville, S. C. on the northern side of Club Drive and being known and designated as Lot No. 45 on plat of property of Geer and Anderson recorded in the R. M. C. Office for Greenville County in Plat Book "B", at Page 165 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Club Drive at the joint front corner of Lots Nos. 45 and 46 and running thence along the joint line of said Lots N. 21-48 W. 173.1 feet to an iron pin; thence S. 64-29 W. 76.5 feet to an iron pin; thence along the joint line of Lots Nos. 44 and 45 S. 20-56 E. 171.7 feet to an iron pin; thence along the northern side of Club Drive N. 65-30 E. 78.93 feet to the beginning point.

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