

**MORTGAGE**

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

To ALL WHOM THESE PRESENTS MAY CONCERN: I, W. R. Elrod

of  
Greenville County, 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 Nine Thousand Six Hundred - - - Dollars (\$9,600.00), with interest from date at the rate of five and one-fourth per centum ( $5\frac{1}{4}\%$ ) 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 Fifty-seven and 60/100 - - - - - Dollars (\$57.60), commencing on the first day of December, 1958, 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 November, 1983.

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 in Chick Springs Township, Greenville County, lying on the south side of Bob White Lane, being shown and designated as one half of lot No. 42 and all of lot No. 43 on plat of Super Highway Home Sites prepared by Dalton and Neves, May 1946, and recorded in the office of the RMC for Greenville County in Plat Book P at page 53, and being a part of the same property that was conveyed to Clarence W. Smith and John Hal Smith by deed recorded in the office of the RMC for said County in Deed Book 339 at page 469, and having the following courses and distances, to-wit:

Beginning on a stake on the south side of Bob White Lane, and at the mid point of lot No. 42, and runs thence with Bob White Lane S. 67-41 W. 40 feet to a stake, joint corner of Lots 42 and 43; thence continuing with Bob White Lane S. 71-58 W. 80 feet to a stake, joint corner of lots 43 and 44; thence with the dividing line of Lots 43 and 44 S. 20-43 E. 161.4 feet to a stake; joint rear corner of lots 43 and 44 and on a 5 foot reservation for utilities; thence along the said reserved strip N. 72-14 E. 133.5 feet to a stake, joint corner of the portion which Clarence W. Smith is receiving; thence a new line N. 25-42 W. 166.3 feet to the beginning corner.

The foregoing premises are also described in a more recent plat entitled "Property of W. R. Elrod" by R. K. Campbell dated September 20, 1958.

This is the identical property conveyed to the Mortgagor by deed of John Hall Smith delivered of even date and to be recorded herewith.

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

*Handwritten notes and signatures at the bottom of the page, including "3017" and "1958".*