

APR 29 4 14 PM 1959

BOOK 784 PAGE 311

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. L. SEAGRAVES AND PAULINE N. SEAGRAVES 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 STATE 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 Eight Thousand and No/100 -
Dollars (\$ 8000.00), with interest from date at the rate of five & 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
Forty-eight and No/100 ----- Dollars (\$ 48.00),
commencing on the first day of June, 1959, and on the first day of each month there-
after 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 May, 1984.

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 the State of South
Carolina, County of Greenville, on the northwestern side of Ridgeway
Avenue, in the City of Greenville, being shown as Lots Nos. 11 and
12 on the plat of property of A. F. Day and Zoe L. Ridgeway, recorded
in Plat Book J, Page 93, and described as follows:

BEGINNING at an iron pin on the northwestern side of Ridgeway Avenue
at the corner of Lot 9 and running thence with the line of Lots 9
and 10 N. 56-04 W. 202.3 feet to an iron pin; thence S. 35-08 W.
50 feet to an iron pin; thence S. 56-04 E. 203.4 feet to an iron pin
on Ridgeway Avenue; thence with the northwestern side of said avenue
N. 33-56 E. 50 feet to the beginning corner.

Being the same premises conveyed to the mortgagors by deed of John H.
Kirkland to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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