

SEP 1 5 03 PM 1959

OLLIE B. WORTH
MORTGAGE

BOOK 801 Page 333

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

To ALL WHOM THESE PRESENTS MAY CONCERN: I, George W. Giles;

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 NINETEEN THOUSAND AND NO/100 Dollars (\$19,000.00), 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 Fourteen & NO/100 Dollars (\$144.00), commencing on the first day of October, 1959, 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 September, 1964.

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 improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 71 on Map of Park Hills recorded in the R. M. C. Office in Greenville County in Plat Book J, at Pages 208 and 209, prepared by Dalton & Neves, Engineers, dated May 1940, and having, according to said Plat and a more recent survey entitled "Property of George W. Giles" by R. K. Campbell, dated August 15, 1959, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Eastern side of North Brookwood Drive at the joint front corner of Lot Nos. 70 and 71, and running thence with the Eastern side of North Brookwood Drive N. 20-35 W. 70 feet to an iron pin at the joint front corner of Lot Nos. 71 and 72; thence with the joint line of said lots N. 67-19 E. 188.2 feet to an iron pin; thence S. 11-24 E. 80 feet to an iron pin, joint rear corner of lots 70 and 71; thence with the joint line of said lots S. 70-06 W. 175 feet to an iron pin, 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