

MORTGAGE
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, } ss. DEC 9 9 42 AM 1958
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY COME: NORTH

Charles L. McLendon of
Greenville, S. C. , 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 Twelve Thousand One Hundred Dollars (\$ 12,100.00), with interest from date at the rate of five & three-fourths per centum (5-3/4 %) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, S. C. , or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy and 66/100 Dollars (\$ 70.66), commencing on the first day of February ; 19 60 , 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 January , 19 90 .

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, with the buildings and improvements thereon, lying and being on the easterly side of Bear Grass Drive, near the City of Greenville, S. C. , and being shown as a portion of Lots 53, 54, 55, 56 and 57 on the plat of Biltmore as recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, page 174, and having according to a more recent survey made by Dalton & Neves entitled "Revised Portion of Biltmore", dated April, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Bear Grass Drive, which pin is located 130.7 feet from the southeasterly corner of the intersection of Bear Grass Drive with Two Notch Road, and also is located at the southwesterly corner of the property heretofore conveyed to Sellers House Moving Co., Inc., and running thence along the easterly side of Bear Grass Drive S 14-46 W 117.2 feet to an iron pin; thence N 89-17 E 273.6 feet to an iron pin on the right-of-way of U. S. Highway 29; thence along said right-of-way N 15-58 E 93.6 feet to an iron pin, joint rear corner with the lot heretofore conveyed to Sellers House Moving Co., Inc.; thence along the line of that lot N 85-48 W 270.3 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

16-5001-5

REGISTERED AND CANCELLED OF RECORD
27th DAY OF NOV. 1958
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:01 O'CLOCK P. M. NO. 32927

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 116 PAGE 925