

# MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLYDE J. TIMMS AND LOIS P. TIMMS of  
GREENVILLE, SOUTH CAROLINA, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
THE WESTERN AND SOUTHERN LIFE INSURANCE COMPANY

, a corporation  
, hereinafter  
organized and existing under the laws of STATE OF OHIO  
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 Eighty-nine Hundred Fifty and No/100  
Dollars (\$ 8950.00 ), with interest from date at the rate of five & three-fourths centum  
( 5 3/4 ) per annum until paid, said principal and interest being payable at the office of THE WESTERN  
AND SOUTHERN LIFE INSURANCE COMPANY ASHEVILLE, NORTH CAROLINA,  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Fifty-two and 27/100 ----- Dollars (\$ 52.27 ),  
commencing on the first day of January, 19 60, 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 December, 19 89.

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, being known and designated as Lot 44  
on plat of property of Grand View recorded in Plat Book KK, Page 93,  
in the R. M. C. Office for Greenville County, and having according  
to a more recent survey by J. C. Hill dated September 4, 1959, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Crestmore Drive at  
the joint front corner of Lots 44 and 45, said pin being 550.1 feet  
west of the intersection of Florida Avenue and Crestmore Drive, and  
running thence with said Crestmore Drive S. 74-17 W. 60 feet to an  
iron pin; thence N. 15-43 W. 160 feet to an iron pin; thence N. 74-17 E.  
60 feet to an iron pin, joint rear corner of Lots 44 and 45; thence  
with the line of Lot 45 S. 15-43 E. 160 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed of  
Virginia Lollis 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