

AUG 10 12 15 PM 1960

832 PAGE 473

OLLIE F. NORTH
R.M.C.

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SMITH, JAMES R. AND DORIS S. 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 the 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 Five Hundred and No/ Dollars (\$8,500.00)**, with interest from date at the rate of **five & three-fourths** per centum **100** (53/4%) 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-three and 55/100** Dollars (**\$53.55**), commencing on the first day of **October 1**, 1960, 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**, 1985.

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, situate, lying and being, in the County of **Greenville**, State of South Carolina, being the greater portion of **Lot No. 70**, as shown on a plat of **Camilla Park, No. 2**, recorded in the RMC Office for **Greenville County** in **Plat Book M** at **Page 85**, and having according to a more recent plat of the property of **James R. Smith and Doris S. Smith**, prepared by **C. C. Jones, Engineer**, **August 8, 1960**, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the **Eastern** side of **Flora Avenue**, which iron pin is the joint front corner of **Lot Nos. 70 and 71** and running thence along the **Eastern** side of **Flora Avenue**, **N. 9-01 E. 80** feet to an iron pin; thence **S. 80-44 E. 349.1** feet to an iron pin; thence **S. 11-03 E. 85.3** feet to an iron pin; thence **N. 80-44 W. 379.0** 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

RECORDED AND INDEXED BY
RECORDS AND CLERK OF COUNTY
GREENVILLE, SOUTH CAROLINA
AUG 10 1960