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MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gill M. Gregory and Genevieve P. Gregory of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

General Mortgage Co.

, 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 Eleven Thousand Three Hundred Fifty & no/00 Dollars (\$11,350.00), with interest from date at the rate of five & three-fourths (5-3/4%) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-One and 51/100 Dollars (\$71.51), commencing on the first day of December, 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 November, 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: in the City of Greenville, known as lot 38 on plat of Pleasant Valley, recorded in the R. M. C. Office for Greenville County in plat book P at page 93, and having, according to a more recent plat of property of Gill M. Gregory and Genevieve P. Gregory, recorded in plat book UU at page 105, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Pleasant Ridge Avenue, at the corner of lot 39, which iron pin is 262.5 feet N 89-52 E of the curved intersection of Pleasant Ridge Avenue and Prince Avenue, and running thence along the line of lot 39, N 0-08 W, 160 feet to an iron pin; thence N 89-52 E, 60 feet to an iron pin; thence along the line of lot 37, S 0-08 E, 160 feet to an iron pin on the north side of Pleasant Ridge Avenue; thence along the northern side of Pleasant Ridge Avenue S 89-52 W, 60 feet to 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