

MORTGAGE NOV 2 12 23 PM 1960

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

JESSE WILLIAM RICHEY and LOIS S. RICHEY of
, 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 ELEVEN THOUSAND FIVE HUNDRED AND NO/100---- Dollars (\$ 11,500.00), 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, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-Seven and 16/100----- Dollars (\$ 67.16), commencing on the first day of December, 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 November, 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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Mauldin, County of Greenville, State of South Carolina, being shown as Lot No. 53 Middleton Lane according to a plat of Windsor Park Subdivision, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book RR, page 25, and having according to a more recent plat of property of Jessie William Richey and Lois S. Richey, by R. K. Campbell, the following metes and bounds to wit:

BEGINNING at an iron pin on the Northern side of Middleton Lane at joint front corner of Lots 52 and 53, which iron pin is approximately 105 feet from the intersection of Woodridge Circle, and running thence along the line of Lot 52, N. 8-35 E. 120.6 feet to an iron pin; thence with the line of Lot 65 N. 19-55 E. 90.3 feet to an iron pin; thence S. 81-25 E. 56.9 feet to an iron pin; thence with the line of Lot 54, S. 8-35 W. 200 feet to an iron pin on the Northerly side of Middleton Lane; thence along the Northerly side of Middleton Lane N. 81-25 W. 100 feet to 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