

# MORTGAGE

NOV 3 10 19 61

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. ) ss:

TO-ALL WHOM THESE PRESENTS MAY CONCERN:

William L. Martin, Jr. and Martha S. G. Martin, of Greenville, South Carolina, hereinafter called the Mortgagor, send greeting:

WHEREAS, the Mortgagor is well and truly indebted unto General Mortgage Co.

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 Seventy Five Hundred and No/100 Dollars (\$ 7,500.00 ), 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 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 Fifty Two and 73/100 Dollars (\$ 52.73 ), commencing on the first day of January, 19 61, 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 December, 19 80.

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 Greenville Township, Greenville County, City of Greenville, State of South Carolina, being shown as all of Lot No. 1 as shown on plat recorded in the REC Office for Greenville County in Plat Book 23, Page 23, and also being shown on a more recent plat of property of William L. Martin, Jr. and Martha S. G. Martin prepared by R. B. Bruce on October 19th, 1960:

BEGINNING at an iron pin on the Southerly side of Perrin Street, joint front corner of Lots Nos. 1 and 2, and running thence with the joint line of said lots, S. 37-15 E., 182.4 feet to an iron pin; thence S. 51-45 W., 86.8 feet to an iron pin on the Easterly side of Keith Drive; thence with the Easterly side of Keith Drive, N. 05-45 W., 150 feet to an iron pin at the Southeastly intersection of Keith Drive and Perrin Street; thence with the Southerly or same side of Perrin Street, N. 53 E., 80 feet to the point of BEGINNING.

Together with all and singular the rights, members, hereditaments, and appurtenances thereto 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