

# MORTGAGE

FILED  
GREENVILLE, S. C.  
FEB 23 9 29 AM 1961

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. J. Gardner and Harriett C. Gardner of  
Greenville, S. C. , 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 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 Ten Thousand Five Hundred and no/100  
Dollars (\$ 10, 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  
Sixty One and 32/100----- Dollars (\$ 61. 32 ),  
commencing on the first day of April, 19 61, 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 March, 19 91

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: near Greenville, S. C. on the southwestern side of Elaine  
Avenue and being known and designated as Lot No. 19 on plat of Property of  
William M. Edwards recorded in the R. M. C. Office for Greenville County in  
Plat Book "S", at Page 12 and having, according to said plat, the following metes  
and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Elaine Avenue at  
the joint front corner of Lots Nos. 18 and 19 and running thence along said Avenue,  
S. 31-19 E. 75 feet to an iron pin; thence S. 58-41 W. 260.5 feet to an iron pin;  
thence N. 33-31 W. 75.05 feet to an iron pin; thence N. 58-41 E. 263.3 feet to  
the point of beginning.

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