

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**CHARLES I. MADDOX**  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

## GENERAL MORTGAGE CO.

organized and existing under the laws of South Carolina, a corporation 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 Fifteen Thousand Two Hundred & No/100 Dollars (\$15,200.00), with interest from date at the rate of five and one-half per centum (5-1/2%) 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 Eighty-Six and 34/100 Dollars (\$ 86.34), commencing on the first day of August, 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 July, 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), 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 in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #4, Plat of North Hills, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book H, page 138, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of McDonald Street, joint front corner Lots 84 and 85, said iron pin being 550.4 feet in a northerly direction from the intersection of McDonald Street and Gallivan Avenue; and running thence along McDonald Street N. 23-32 E. 70.2 feet to an iron pin, joint front corner Lots 83 and 84; thence S. 71-43 E. 192.3 feet to an iron pin on a 20 foot alley, joint rear corner Lots 83 and 84; thence along the said 20 foot alley S. 18-34 W. 70 feet to an iron pin, joint rear corner Lots 84 and 85; thence N. 71-43 W. 198.3 feet to an iron pin on McDonald Street, 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