

JUN 14 4 41 PM 1961

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES H. McAFEE, JR. AND ANTHONY W. McAFEE of Greenville, South Carolina, 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 Fifteen Thousand One Hundred Dollars (\$ 15,100.00), with interest from date at the rate of five & one-half per centum (5½ %) 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 Eighty-five and 77/100ths-----Dollars (\$ 85.77), 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) 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 situate, lying and being on the Easterly side of Ashford Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the greater portion of Lot No. 93 and a portion of Lot No. 92 as shown on a plat of Vista Hills, prepared by Dalton & Neves, dated May, 1946, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 149, and being known and designated as Lot No. 93 as shown on a plat prepared by Dalton & Neves, dated September, 1951, entitled "Property of Ralph H. Witt", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AA at page 151, and having according to the last mentioned plat, and also according to a more recent plat prepared by R.B. Bruce, R.L.S., dated June 10, 1961, entitled "Property of Charles H. McAfee, Jr. and Anthony W. McAfee", the following metes and bounds:

BEGINNING at an iron pin on the Easterly side of Ashford Avenue at the joint front corner of Lots Nos. 93 and 94, and running thence with the line of Lot No. 94 S. 49-26 E. 170 feet to an iron pin in the rear line of Lot No. 14; thence with the rear line of Lot No. 14 S. 61-10 W. 13 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence with the rear line of Lot No. 15 S. 18-37 W. 43.3 feet to an iron pin at the joint rear corner of Lots Nos. 92 and 93; thence with the line of Lot No. 92 N. 60-37 W. 163.4 feet to an iron pin on the Easterly side of Ashford Avenue; thence with the Easterly side of Ashford Avenue N. 19-32 E. 23.3 feet to an iron pin; thence continuing with the Easterly side of Ashford Avenue N. 29-10 E. 62.8 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



The debt hereby secured is paid in full and the lien of this instrument is satisfied, being mortgage recorded in Book 880 Page 301, the undersigned being the owner and holder thereof. Witness the undersigned by its corporate seal and the hand of its duly authorized officer this 2nd day of November 1961

New York Life Insurance Company
By *William F. Boone* Second
In the presence of *Galen B. Barry*
Wallace G. Schubert

ATTESTED AND CANCELLED OF RECORD

18 DAY OF Nov. 1961

Ollie Farnsworth

M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:08 O'CLOCK P. M. NO. 11691