

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cleveland A. Kerns  
Greenville, S. C. , 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  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, hereinafter  
are incorporated herein by reference, in the principal sum of Ten Thousand Six Hundred Fifty  
and no/100 ----- Dollars (\$ 10,650.00 ), with interest from date at the rate  
of five and one-half per centum ( 5 - 1/2 %) per annum until paid, said prin-  
cipal 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-five and 50/100 ----- Dollars (\$ 65.50 );  
commencing on the first day of November , 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 October , 19 86

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 County,  
State of South Carolina, within the city limits of Greenville, being  
known and designated as Lot No. 65 on plat of property of Cagle Park  
Company as shown on plat recorded in Plat Book C at page 238, and  
having according to a recent survey by R. B. Bruce, dated August 31,  
1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tindal Avenue at the  
joint front corner of Lots No. 64 and 65, and running thence with the  
line of Lot No. 64, N 1-09 W, 199.1 feet to an iron pin at the joint  
rear corner of Lots 64 and 65, on the southern side of McKay Street;  
thence with the southern side of McKay Street, N 89-15 E, 64.8 feet  
to an iron pin at the joint rear corner of Lots 65 and 66; thence  
with the line of Lot No. 66, S 0-14 W, 199 feet to an iron pin on the  
northern side of Tindal Avenue at the joint front corner of Lots 65  
and 66 which iron pin is located 334.8 feet west of the intersection  
of Tindal Avenue and Houston Street; thence with the northern side of  
Tindal Avenue, S 89-07 W, 60 feet to an iron pin, the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of  
Richard C. Rouse; to be recorded herewith.

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