

MORTGAGE

NOV 11 9 40 AM 1961

STATE OF SOUTH CAROLINA, }
COUNTY OF }

OLLIE FARNSWORTH
R.M.C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT E. MACLAY

of Greenville, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

CANAL INSURANCE COMPANY

organized and existing under the laws of the state 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 Seventeen Thousand and no/100 Dollars (\$ 17,000.00), with interest from date at the rate of five and one-fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, South Carolina

or at such place as the holder of the note may designate in writing, in monthly installments of One Hundred Two and no/100 Dollars (\$ 102.00), commencing on the first day of January, 19 62, 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 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 lot of land with the building and improvements thereon, situate at the Southwest corner of the intersection of Townes Street and Finley Street, in the City of Greenville, in Greenville County, S. C., being shown as Lot 1 and a portion of Lot 2, Block J, on plat of Highland Terrace, made by W. J. Riddle, Surveyor, October 1936, recorded in the RMC Office for Greenville County, S. C. in Plat Book D, pages 238 and 239 (also recorded in Plat Book K, pages 120, 121 and 122), and having according to said plats and a survey made by R. W. Dalton, October 19, 1961 the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Finley Street, at joint corner of Lots 1 and 3 of Block J and runs thence along the South side of Finley Street, S 71-50 E, 129.1 feet to an iron pin; thence with the curve of Finley Street and Townes Street (the chord being S 30-25 E, 36.6 feet) to an iron pin on the West side of Townes Street; thence along the West side of Townes Street, S 11-00 W, 60.4 feet to an iron pin in the front line of Lot 2; thence N 73-58 W, 33.8 feet to an iron pin; thence N 71-09 W, 66.5 feet to an iron pin; thence N 11-00 E, 4.4 feet to an iron pin; thence N 71-01 W, 63 feet to an iron pin; thence with the line of Lot 3, N 18-10 E, 80 feet to the BEGINNING corner.

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