FHA Form No. 2175 m
(Rev. February 1962)

FILED BOOK 877 PAGE 257
GREENVILLE CO. S. C.

MORTGAGE

DEC 20 10 19 AM 1961

OLLIE FARNSWORTH
R. M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas R. Cabaniss of Simpsonville, South Carolina, 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 Three Hundred and no/100 Dollars ($ 10,300.00), with interest from date at the rate of five & one-fourth per centum (5¼%) 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 Fifty Six and 96/100 ---------- Dollars ($ 56.96), commencing on the first day of February, 1962, 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 January, 1992.

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: in the Town of Simpsonville, S. C. on the South side of Scarsdale Street and being known and designated as Lot No. 3 of Scarsdale Manor as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 105 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Scarsdale Street at the joint front corner of Lots Nos. 3 and 4 and running thence along said Street, N. 54-31 E. 80 feet to an iron pin; thence S. 35-29 E. 155 feet to an iron pin; thence S. 54-31 W. 80 feet to an iron pin; thence N. 35-29 W. 155 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

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For Assignment See R. E. M. Book 881 Page 120
This Mortgage Assigned to Pheonix Mortgage Corp. & Assigned
on 6 day of Dec 19 62 Assignment recorded
in Book 822 of R. E. Mortgages on Page 167