

FILED
GREENVILLE CO. S.C. 882 Pkt 137

MORTGAGE

FEB 17 10 39 AM 1962

OLLIE F. SPURDIN
R.M.C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James L. Talbert of
Greer, S. C. 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 **Thirteen Thousand Eight Hundred**
and no/100 Dollars (\$ **13,800.00**), with interest from date at the rate
of **five and one-quarter** per centum (**5 1/4** %) per annum until paid, said principal
and interest being payable at the office of **Canal Insurance Company**
in **Greenville, S. C.**

or at such other place as the holder of the note may designate in writing, in monthly installments of
Eighty-Two and 80/100 Dollars (\$ **82.80**),
commencing on the first day of **April**, 1962, 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 **March**, 19 **87**.

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 with the buildings and improvements
thereon, lying and being on the northerly side of **Endless Drive** near the City of
Greer, S. C. and being designated as **Lot No. 12** on **Flat of W. Dennis Smith Property**,
as recorded in the RMC Office for **Greenville County, S. C.** in **Flat Book 00**, pages
36 and **37**.

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