

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO: ALL WHOM THESE PRESENTS MAY CONCERN: A. F. Staton and Thelma B. Staton,

Greenville, South Carolina, 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, 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 Eight Thousand Seven Hundred and no/100 ----- Dollars (\$8,700.00), 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 General Mortgage Co., 201 East Coffee Street in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty Two and 20/100 ----- Dollars (\$ 52.20), commencing on the first day of September, 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 August, 1987.

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 in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. Fifty Three (53) of the E. G. GLENN PROPERTY according to a plat of C. M. Furman, Surveyor, March 28, 1923, recorded in the RMC Office of Greenville County, South Carolina, in Plat Book "F", at Page 148, and having, according thereto, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Brunson Avenue (formerly Grace Street) at the joint front corner of Lots No. 52 and 53, and running thence with the line of Lot No. 52 N. 28-22 W. 113.2 feet to an iron pin, thence running S. 47-45 W. 58 feet to an iron pin at the corner of Lots No. 53 and 54, thence running with line of Lot No. 54 S. 26-14 E. 99 feet to an iron pin on the northern side of Brunson Avenue, thence with the northern side of said Avenue N. 61-38-E. 60 feet to the point of beginning.

THIS being the same property as was conveyed to the Mortgagor herein by deed of L. A. Moseley and Frank P. Hammond to be recorded herewith in the RMC Office of Greenville County, South Carolina, said deed being dated July 2, 1962.

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