

OCT 26 11 42 AM 1962

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

BILLY E. PRUITT of
Greenville, 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 One Hundred Fifty And No/100----- Dollars (\$ 10,150.00), 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. 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 13/100----- Dollars (\$ 56.13), commencing on the first day of December, 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 November, 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:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 19, Block F, Mayfair Estates, plat of which is recorded in the RMG Office for Greenville County, S. C. in Plat Book S, pages 72 and 73, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Sutton Drive at the joint front corner of Lots 18 and 19, which iron pin is 133.8 feet in a northeasterly direction of the northern corner of the intersection of Sutton Drive and Tiffany Drive; and running thence with the line of Lot 18 N. 47-21 W. 103.4 feet to an iron pin, corner of Lot 17; thence with the line of Lot 17 N. 11-35 E. 65 feet to an iron pin; thence along the line of Lot No. 20 S. 57-06 E. 135 feet to an iron pin on the northwestern side of Sutton Drive, joint front corner Lots 19 and 20; thence along the northwestern side of Sutton Drive S. 38-14 W. 40 feet to an iron pin; thence continuing along Sutton Drive S. 41-10 W. 38.5 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 premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.