

MORTGAGE

FILE
GREENVILLE S.C. S. C.
FEB 11 10 24 AM 1963

D. 204 913 Plat 409

OLLIE F. NORTH
R. M. C.

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

J. L. ADKINS, JR. and JEAN M. ADKINS 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 the state 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 Seven Hundred and 00/100 ----- Dollars (\$ 10,700.00), 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. in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty Nine and 17/100 ----- Dollars (\$ 59.17), commencing on the first day of April, 19 63, 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 March, 19 93.

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 buildings and improvements thereon situate at the Northwest corner of the intersection of Don Drive and LeGrand Boulevard, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 71 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, August 1951, revised through June 1953, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "GG", Pages 70 and 71, (also recorded in Plat Book "GG", Pages 2 and 3), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Don Drive at joint front corner of Lots 69 and 71, and running thence with the line of Lot 69, N. 21-11 W., 128.1 feet to an iron pin; thence with the line of Lot 70, N. 68-49 E., 150 feet to an iron pin on the Southwest side of LeGrand Boulevard; thence along the Southwest side of LeGrand Boulevard, S. 21-11 E., 94.5 feet to an iron pin; thence with the curve of LeGrand Boulevard and Don Drive (the chord being S. 23-58 W., 36.6 feet) to an iron pin on the Northwest side of Don Drive; thence with the Northwest side of Don Drive, S. 69-23 W., 56.7 feet to an iron pin; thence continuing with the Northwest side of Don Drive, S. 61-49 W., 68 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.