

FEB 20 11 19 AM 1963

MORTGAGE

OFFICE OF THE CLERK
R. M. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

WALTER DELL and MARIE LAURR DELL

Greenville, South Carolina

of
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 Thirteen Thousand Eight Hundred and 00/100 Dollars (\$ 13,800.00), 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 Eighty Two and 80/100 Dollars (\$ 82.80) commencing on the first day of April, 1963, 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 88.

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 on the East side of Edwards Road, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 5, Section 1, on plat of Orchard Acres, made by Piedmont Engineering Service, October 21, 1953, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book EE, Page 29, said lot fronting 150 feet along the East side of Edwards Road, and running back to a depth of 175 feet on the South side; to a depth of 272.7 feet on the North side; and being 179.4 feet across the rear.

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.