

MORTGAGE

MAR 2 11 55 AM 1963

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Fred W. Costner, Jr. and Faye M. Costner of
Greenville County, S. C., 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 Thirteen Thousand Three Hundred
Fifty and No/100----- Dollars (\$ 13,350.00), 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, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of
Seventy Three and 83/100----- Dollars (\$ 73.83),
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, 1963.

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: near Greenville, S. C. on the northern side of Broadleaf
Court and being known and designated as Lot No. 25 of Broadleaf Forest as
shown on plat thereof recorded in the R. M. C. Office for Greenville County
in Plat Book "MM", at Page 64 and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Broadleaf Court
at the joint front corner of Lots Nos. 25 and 26 and running thence along said
Court, S. 81-0 W. 80 feet to an iron pin; thence along the line of Lot No. 24,
N. 9-0 W. 156.6 feet to an iron pin; thence N. 86-56 E. 80.5 feet to an iron
pin; thence along the line of Lot No. 26, S. 9-0 E. 148.3 feet to the point of
beginning.

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
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.