

# MORTGAGE

APR 27 10 49 AM 1963

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

OLLIE FAIRBORTH  
R. M. C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

Ronald W. Emus, Sr. and Gertrude E. Emus of  
Greenville County, S. C. , 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 Fifteen Thousand Four Hundred and No/100-----Dollars (\$ 15,400.00 ), 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 Eighty Five and 16/100-----Dollars (\$ 85.16 ), commencing on the first day of June, 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 May, 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: In Chick Springs Township on the western side of Hudson Road and being known and designated as Lots Nos. 1 and 2 on plat of property of Alvin H. Jones recorded in the R. M. C. Office for Greenville County in Plat Book "NN", at Page 191 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Hudson Road at a point where said road intersects with a 20 foot drive and running thence along said drive, S. 84-15 W. 196 feet to an iron pin; thence continuing with said drive, S. 65-13 W. 59.3 feet to an iron pin; thence along the line of Lot No. 3, N. 31-14 W. 244 feet to an iron pin; thence N. 84-15 E. 353.5 feet to a point in center of Hudson Road; thence along the center of said road, S. 7-23 E. 200 feet to the point of beginning.

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.