

# MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

Earl O'Neil and Mildred H. O'Neil  
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 Eighty-eight Hundred and no/100 Dollars (\$ 8,800.00 ), with interest from date at the rate of four & one-half per centum (  $4\frac{1}{2}$  %) 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-five and 70/100 Dollars (\$ 55.70 ), commencing on the first day of October, 19 53, 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 September, 19 73.

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 the City of Greenville, being known and designated as a part of Lots Nos. 7 and 8, Section C of a subdivision known as Croftstone Acres, and having, according to a plat thereof, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book S, at pages 78 and 79, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Wedgewood Avenue, which iron pin is 318.6 feet in a western direction from the southwestern intersection of Wedgewood Avenue and Broughton Drive and running thence S. 21-43 E. 78.4 feet to an iron pin; thence S. 0-15 E. 39 feet to an iron pin; thence S. 11-00 E. 106.9 feet to an iron pin; thence S. 88-00 W. 65 feet to an iron pin at the rear corner of Lot No. 6; thence along the line of Lot No. 6, N. 14-18 W. 192.5 feet to an iron pin on the southern side of Wedgewood Avenue; thence along the southern side of Wedgewood Avenue, N. 63-10 E. 71.4 feet to an iron pin at 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