

MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

WE, JAMES ANDERSON AND FRANCES PICKELL ANDERSON,

Greenville, S. C.

, hereinafter called the Mortgagor, send (x) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto

CANAL INSURANCE COMPANY

organized and existing under the laws of South Carolina, a corporation
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 Fourteen Thousand Eight Hundred
Dollars (\$ 14,800.00), with interest from date at the rate of four and one-half per centum
(4½ %) per annum until paid, said principal and interest being payable at the office of
Canal Insurance Company in Greenville, S. C.,
or at such other place as the holder of the note may designate in writing, in monthly installments of
Ninety-three and 68/100ths-----Dollars (\$ 93.68),
commencing on the first day of September, 19 54, and on the first day of each month there-
after 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 August, 19 74.

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 certain piece, parcel or lot of land with buildings and im-
provements thereon situate, lying and being near the City of Greenville,
in the County of Greenville, State of South Carolina, on the Northern
side of Lake Fairfield Drive in a subdivision known as Lake Forest,
being known and designated as Lot No. 74 (Section I) of said sub-
division, and being as shown on a plat thereof recorded in the R. M. C.
Office for Greenville County in Plat Book GG at page 17, and also as
shown on a more recent plat prepared by Piedmont Engineering Service,
Greenville, S. C., dated July 8, 1954, entitled "Property of James
Anderson & Frances Pickell Anderson, Near Greenville, S. C.," and
having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Lake Fairfield Drive
at the joint front corner of Lots Nos. 74 and 75, Section I, Lake Forest
Subdivision, which iron pin is 945 feet from the intersection of Lake
Fairfield Drive and Shannon Drive, and running thence along the common
line of Lots Nos. 74 and 75 N. 15-09 W. 205.6 feet to an iron pin, the
joint rear corner of Lots Nos. 74, 75, and 60; thence along the common
line of Lots Nos. 60 and 74 N. 83-28 W. 41 feet to an iron pin, the joint
rear corner of Lots Nos. 73 and 74, Section I; thence along the common
line of said last mentioned lots S. 5-28 W. 238.9 feet to an iron pin
on the Northern side of Lake Fairfield Drive; thence along the Northern
side of Lake Fairfield Drive N. 77-0 E. 61 feet to an iron pin; thence
continuing along the Northern side of Lake Fairfield Drive N. 69-54 E.
61 feet to an iron pin, the beginning corner.

The above described property is the identical property conveyed to the mort-
gagors by deed of Greenville Home Builders, Inc. of even date and to be
recorded.

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