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GREENVILLE CO. S. C.

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**MORTGAGE**

JAN 18 10 10 AM 1955

OLLIE FAIRSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN: Fred B. Childress

Greenville, South Carolina, hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto General Mortgage Co., Greenville, South Carolina

, 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 Seven Thousand Five Hundred Dollars (\$ 7,500.00 ), 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 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 Forty-seven and 48/100 - - - - - Dollars (\$ 47.48 ), commencing on the first day of March, 19 55, 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 February, 19 75.

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 the building and improvements thereon situate, lying and being on the Southeast side of Dempsey Street, County of Greenville, State of South Carolina, being shown and designated as Lot No. 11 on Property of Homer Dempsey prepared by W. D. McBrayer, Surveyor, March 25, 1940, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "J", at Page 195 and having according to a more recent survey by Piedmont Engineering Service dated January 13, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Dempsey Street at a joint front corner of Lots 11 and 12 and running thence along the line of Lot 12 S. 69 E. 247 feet to an iron pin; thence N. 28-13 E. 58 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence along the line of Lot 11 N. 67-30 W. 240 feet to an iron pin on the Southeast side of Dempsey Street; thence along the Southeast side of Dempsey Street S. 31-50 E. 70 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of John W. Peden dated January 7, 1954 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 492, at Page 119.

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

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