

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAR 23 4 47 PM 1956

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jack Tobochnik,

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

WHEREAS, the Mortgagor is well and truly indebted unto

Canal Insurance Company

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 Twelve Thousand and No/100 Dollars (\$ 12,000.00), with interest from date at the rate of Four & 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 Sixty-Six and 72/100- - - Dollars (\$ 66.72), commencing on the first day of May, 19 56, 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 April, 19 81.

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 Southeastern side of Mable Avenue, near the City of Greenville, being shown as lot # 58, on plat of the property of James M. Edwards, made by Dalton & Neves in February 1955, recorded in Plat Book II at Page 121, and having according to said plat and a more recent survey prepared by R. W. Dalton the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southeastern side of Mable Avenue, at the joint front corner of lots # 57 and 58, and running thence with line of lot # 57, S. 47-08 E. 200 feet to an iron pin; thence S. 42-52 W. 79 feet to an iron pin; thence N. 54-55 W. 202 feet to an iron pin on Mable Avenue; thence with the Southeastern side of Mable Avenue, N. 42-52 E. 106.2 feet to an iron pin, the point of beginning."

Being the same premises conveyed to the mortgagor by J. W. Pitts by deed to be recorded.

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