

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James Miller and Beatrice A. Miller of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Canal Insurance Company

, 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 Twelve Thousand One Hundred Fifty Dollars (\$12,150.00), with interest from date at the rate of Five & One-Fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-Seven and 19/100----- Dollars (\$67.19), commencing on the first day of November, 19 58, 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 October, 19 88

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 in Greenville County, State of South Carolina, on the Western side of Tuskegee Avenue, in the City of Greenville, being shown as lot # 29, on a plat of Carver Park Addition, recorded in Plat Book DD at Page 71, and described as follows:

BEGINNING at a stake on the western side of Tuskegee Avenue, 202.2 feet southeast from Carver Street, at the corner of lot # 28; and running thence with the western side of said Avenue, S. 23-12 E. 75 feet to an iron pin; corner of lot # 30; thence with the line of said lot, S. 73-30 W. 111.7 feet to an iron pin; thence N. 19-00 W. 50 feet to an iron pin, corner of lot # 28; thence with the line of said lot, N. 60-23 E. 107.8 feet to the beginning corner.

Being the same property conveyed to the mortgagor by James A. Smith by deed recorded herewith.

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

16-3005-5

RECORDED AND CANCELLED OF RECORD
DAY OF Nov, 1958
James Miller & Beatrice A. Miller
PLAT BOOK DD FOR GREENVILLE COUNTY, S. C.
PAGE 757

FOR INFORMATION TO THIS MORTGAGE SEE
SATISFACTION BOOK 58 PAGE 757