

FILED NO. 886-4471
GREENVILLE CO. S. C.

APR 9 8 20 AM 1962

MORTGAGE

OLLIE FARRGORTH
R. M. C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN: E. Howard Duke

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
hereinafter
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 Thirteen Thousand Fifty and NO/100
Dollars (\$13,050.00), with interest from date at the rate of Five and 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
Seventy Two and 17/100 Dollars (\$72.17),
commencing on the first day of June, 1962, 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 May, 19 92

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: Being known and designated as Lot 31 on Flat of Cedar Lane
Gardens, now known as Westwood Terrace, said Flat being recorded in the R. M. C.
Office for Greenville County in Plat Book GG, at page 139 and having, according to
said Plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northeastern side of Jonquil Lane at the joint
front corner of Lot Nos. 30 and 31 and running thence with the joint line of said
lots N. 53-06 E. 162.8 feet to an iron pin; thence N. 38-09 W. 70 feet to an iron
pin, joint rear corner of Lots 31 and 33; thence along the line of Lots 33 and 32,
S. 53-15 W. 47 feet and S. 52-52 W. 119.3 feet to an iron pin on the Northeastern
side of Jonquil Lane; thence with Jonquil Lane S. 40-57 E. 70 feet to the beginning
corner.

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