

MORTGAGE AUG 21 2 58 PM 1950

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, James E. Coke of Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Canal Insurance Company

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 Thirty-Two Hundred and No/100 Dollars (\$ 3200.00), with interest from date at the rate of Four & One-Fourth per centum (4 1/4 %) 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 Nineteen and 84/100- - - - - Dollars (\$ 19.84), commencing on the first day of September, 1950, 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 August, 1970.

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: on the Western side of Henderson Street, near the City of Greenville, and being shown as lot No. 74 of Block B, on a Plat of City View, recorded in Plat Book A at Page 461, and according to a survey made by R. W. Dalton in August 1950 is described as follows:

BEGINNING at a stake on the Western side of Henderson Street, 300 feet North from Morgan Street, at corner of lot 75, and running thence with the line of said lot, N. 89-30 W. 150 feet to a stake on an alley; thence with the Eastern side of said alley, N. 00-30 E. 50 feet to a stake at corner of lot 73; thence with the line of said lot, S. 89-30 E. 150 feet to a stake on Henderson Street; thence with the Western side of Henderson Street, S. 00-30 W. 50 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Lena M. Bill by deed recorded herewith.

ALSO, one 30 Gallon Electric Hot Water Heater and one oil floor furnace, it being the intention of the mortgagor that said chattels shall constitute a part of the real estate.

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