

FHA Form No. 2175 m
(For use under Sections 203-408)
(Revised February 1960)

MORTGAGE

FILED
GREENVILLE CO. S.C.
APR 7 9 00 AM 1961
OFFICE OF THE CLERK
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, David C. Garrett

Greenville, S. C.

of

, 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 Seventy-Five Hundred and No/100 Dollars (\$ 7500.00), 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 Forty and 65/100 - - - - - Dollars (\$ 40.65), commencing on the first day of May, 19 51, 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 76.

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 Southern side of Lee Road, near the City of Greenville being shown as lot No. 12 on plat of property of James M. Edwards, made by R. E. Dalton in April 1939, recorded in Plat Book M at Page 125, and described as follows:

BEGINNING at a stake on the Southern side of Lee Road, 300 feet West from Donnon Road, at corner of lot 11 and running thence with the line of said lot, S. 17-00 E. 508 feet to a stake; thence S. 77-22 W. 150.5 feet to a stake at corner of lot 13; thence with the line of said lot, N. 17-00 W. 496.6 feet to a stake on Lee Road; thence with the Southern side of Lee Road, N. 73-00 E. 150 feet to the beginning corner.

Being the same property conveyed to the mortgagor by two separate deeds recorded in Book of Deeds 422 at Pages 449 and 452, respectively.

ALSO, one oil floor furnace and electric water heater, it being the intention of the parties 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