

# MORTGAGE

GREENVILLE S.C.  
APR 18 11 43 AM 1953

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES WILLIS DUGGAN and FRANCIS B. DUGGAN of  
Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

GENERAL MORTGAGE CO.

, a corporation organized and existing under the laws of the State 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 Eleven Thousand, Five Hundred Dollars (\$11,500.00), 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 General Mortgage Co. in Greenville, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy One and 30/100 - - - - - Dollars (\$71.30), commencing on the first day of June, 1953, 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 May, 1973.

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 lot of land with the buildings and improvements thereon, situate on the West side of Frontus Street, in the City of Greenville, Greenville County, South Carolina, being shown as Lot 63 on plat of Rockwood Park, made by Pickell and Pickell, Engineers, August 24, 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "S", at page 121, said lot fronting 75 feet along the West side of Frontus Street, running back to a depth of 183.7 feet on the North side, to a depth of 205.3 feet on the South side and being 76.1 feet across the rear.

This is the same property conveyed to us by deed of Hazel Lee Jenkinson, et al, dated August 26, 1952, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 466, at page 475.

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