

MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN: I, JOEL M. BABB,

Greenville, S. C. , hereinafter called the Mortgagor, send (x) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto
GENERAL MORTGAGE CO.

organized and existing under the laws of South Carolina , a corporation
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 and No/100ths
Dollars (\$13,000.00), with interest from date at the rate of Four and one-half per centum
(4½ %) 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
Eighty-two and 29/100ths -----Dollars (\$ 82.29),
commencing on the first day of July , 1953 , 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 June , 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 certain piece, parcel or lot of land with buildings and im-
provements thereon situate, lying and being in the City of Greenville,
County of Greenville, State of South Carolina, on the Southern side of
Stephens Lane, being known and designated as Lot No. 105 of Central
Development Corporation property as shown on a plat thereof recorded
in the R. M. C. Office for Greenville County, South Carolina, in Plat
Book Y at pages 148 and 149, and being described according to said
plat and according to a more recent plat prepared by Piedmont Engineering
Service, Greenville, S. C., dated May 23, 1953, entitled "Property of
Joel M. Babb, Greenville, S. C." and having according to said plats
the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Stephens Lane at
the joint corner of Lots Nos. 104 and 105 of said subdivision which
iron pin is 95 feet from the intersection of Holmes Drive and Stephens
Lane and running thence along the common line of Lots Nos. 104 and 105
S. 17-01 W. 120 feet to an iron pin, the joint corner of Lots 103, 104
and 105; thence along the common line of Lots 103 and 105 S. 26-10 E.
119.6 feet to an iron pin, the joint rear corner of Lots 105 and 106;
thence along the common line of said last mentioned lots N. 19-18 E.
207 feet to an iron pin on the Southern side of Stephens Lane; thence
along the Southern side of Stephens Lane N. 72-59 W. 90 feet to an iron
pin, the beginning corner.

The above described property is the identical property conveyed to the
mortgagor by deed of Paul L. Burgess and Mabel G. Lynn and to be recorded.

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