

MORTGAGE

MAR 12 4 25 PM 1956

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

OLLIE FARNSWORTH
R. M. C.

To ALL WHOM THESE PRESENTS MAY CONCERN: **THOMAS MICHAEL CHEMA**

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto **Canal Insurance Company**

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 **TEN THOUSAND, SIX HUNDRED & NO/100**
Dollars (\$ **10,600.00**), 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 **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
FIFTY-EIGHT AND 94/100 - - - - - Dollars (\$ **58.94**),
commencing on the first day of **May**, 1956, 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 **April**, 1981.

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 piece, parcel or lot of land with buildings and improve-
ments thereon, situate, lying and being in the City of Greenville,
County of Greenville, State of South Carolina, being known and desig-
nated as **LOT NO. 1** of the property of **J. F. Welborn and J.F. Welborn,**
Jr., according to Survey made by **C. C. Jones & Associates** on June 2,
1955 and recorded in the **RMC Office for Greenville County** in Plat Book
"BB", at page 170, and having the following metes and bounds according
to a more recent Survey made by **C. C. Jones & Associates** of the
property of **Thomas Michael Chema** on March 1, 1956, to wit:

BEGINNING at an iron pin on Oxford Street, and running thence
South 31-07 East 203.1 feet to an iron pin; running thence North
58-47 East 70 feet to an iron pin; running thence North 31-07
West 203.1 feet to an iron pin; running thence along Oxford Street
South 58-53 West 70 feet to an iron pin, 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