

MORTGAGE

GREENVILLE COUNTY, S.C.
APR 27 10 21 AM 1956

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

OLLIE FARNOWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT E. COWART AND ESTHER M. COWART, of
Greenville, South Carolina, hereinafter called the Mortgagor, send (x) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

GENERAL MORTGAGE CO.

Plat prepared by Piedmont Engineering Service, dated March 20, 1956, entitled "Property of Robert E. Cowart and Esther M. Cowart," recorded in the R.M.C. Office for Greenville County in Plat Book JJ Page 155

organized and existing under the laws of South Carolina, a corporation 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 Ten Thousand Two Hundred --- Dollars (\$ 10,200.00), with interest from date at the rate of four & one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-six and 71/100ths -----Dollars (\$ 56.71), commencing on the first day of May, 1956, 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, 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 of a subdivision known as Maple Heights, property of Marshall F. Vaughan, according to a plat thereof prepared by C.C. Jones, C.E., June, 1954, recorded in the R.M.C. Office for Greenville County in Plat Book HH, at page 49, and having according to a more recent plat prepared by Piedmont Engineering Service, dated March 20, 1956, entitled "Property of Robert E. Cowart and Esther M. Cowart" the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Keith Drive, joint front corner of Lots Nos. 7 and 8, and running thence with Keith Drive, S. 44-55 E. 150.3 feet to an iron pin; thence with the curvature of said road, as it meets Lowndes Hill Road, S. 25-12 W. 30.6 feet to an iron pin on the Northern side of Lowndes Hill Road; thence with Lowndes Hill Road N. 84-58 W. 55 feet to an iron pin; thence N. 89-53 W. 109.5 feet to an iron pin on the Northern side of Lowndes Hill Road at the joint corner of Lots Nos. 8 and 9; thence with the line of Lot No. 9, N. 7-07 E. 51.3 feet to an iron pin, joint rear corner of Lots Nos. 7, 8 and 9; thence with the line of Lot No. 7, N. 45-05 E. 110 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by J. P. Medlock by his deed dated March 14, 1956, and to be recorded in the R.M.C. Office for Greenville County, South Carolina.

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