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MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN: **We, Matthew W. Hanscom and Alida W. Hanscom**

of Greenville, South Carolina, 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 **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 **Sixteen Thousand, Six Hundred Dollars (\$16,600.00)**, with interest from date at the rate of **five & three-fourths** per centum **5 (3/4 %)** 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 **One Hundred Four and 58/100** ----- Dollars (**\$104.58**), commencing on the first day of **March**, 19**61**, 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 **February**, 19**86**.

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 off **Shannon Drive** on the northern side of **Lake Fairfield Drive** near the City of **Greenville, Chick Springs Township**, being shown and designated as **Lot No. Eighty (80)**, of **Section 1**, of **Lake Forest Subdivision**, as shown on a plat thereof made by **Piedmont Engineering Service**, **July, 1953**, and recorded in the **R.M.C. Office of Greenville County, South Carolina**, in **Plat Book "GG"**, at **Page 17**; and being more particularly described on a plat of property of **Matthew W. and Alida W. Hanscom**, made by **R. K. Campbell, Engineer**, **December 27, 1960**, recorded in the **R.M.C. Office of Greenville County, South Carolina**, in **Plat Book "UU"**, at **Page 170**, reference to which is craved for a more complete description thereof.

This lot runs **110 feet** along the northern side of **Lake Fairfield Drive**; has a depth of **168.5 feet** on its eastern side; a depth of **165.3 feet** on its western side; and runs **123.6 feet** across its rear.

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