

**MORTGAGE**

APR 15 9 56 AM 1961

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLAUDE F. DURHAM AND CARLA DEEN C. DURHAM 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 Nine Thousand Six Hundred Dollars (\$ 9,600.00 ), with interest from date at the rate of five & one-half per centum ( 5½ %) 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-four and 53/100ths----- Dollars (\$ 54.53 ), commencing on the first day of August, 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 July, 19 91.

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 on the Southwestern side of Gardenia Drive in the County of Greenville, State of South Carolina, being known and designated as Lot No. 62 as shown on a plat prepared by T.J. McCoy, Surveyor, dated August 27, 1955, entitled "Cedar Lane Gardens", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at page 139, and having according to said plat and also according to a more recent plat prepared by R.B. Bruce, R.L.S., dated June 12, 1961, entitled "Property of Claude F. Durham and Carla Deen C. Durham", the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Gardenia Drive at the joint front corner of Lots Nos. 61 and 62, and running thence with the line of Lot No. 61 S. 33-51 W. 150 feet to an iron pin; thence S. 56-09 E. 70 feet to an iron pin at the joint rear corner of Lots Nos. 62 and 63; thence with the line of Lot No. 63 N. 33-44 E. 144.6 feet to an iron pin on the Southwestern side of Gardenia Drive; thence with the Southwestern side of Gardenia Drive N. 51-43 W. 70 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Eugene Rackley, dated June 15, 1961, and to be recorded herewith 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