

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES H. GANN of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

CANAL INSURANCE COMPANY

a corporation
organized and existing under the laws of the State 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 Ten Thousand Six Hundred & No/100
Dollars (\$ 10,600.00), 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
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
Seventy Two and 93/100 ----- Dollars (\$ 72.93),
commencing on the first day of August, 1961, 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 July, 19 81

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 lot of land with the buildings and improvements thereon, situate
at the Northwest corner of the intersection of Old Augusta Road and Beck
Avenue, in the City of Greenville, in Greenville County, S. C. being
shown as a portion of Lots 7 and 8 on Plat of Augusta Road Ranches, made
by Dalton & Neves, Engineers, April 1941, revised April 1942, recorded
in the RMC Office for Greenville County, S. C. in Plat Book M, at page
47, and having according to said plat and a survey made by R. K. Campbell,
June 9, 1961, the following metes and bounds, to wit:

pin
BEGINNING at an iron/on the West side of Old Augusta Road, in the center
of the front line of Lot No. 7, and runs thence along the West side of
Old Augusta Road, S. 4-42 W. 65.32 feet to an iron pin; thence with the
curve of Old Augusta Road and Beck Avenue (the chord being S. 47-14 W.
36.8 feet) to an iron pin on the North side of Beck Avenue; thence along
the North side of Beck Avenue, S. 89-47 W. 102.3 feet to an iron pin; thence
N. 0-13 W. 90 feet to an iron pin; thence N. 89-47 E. 135 feet to an iron
pin on the West side of Old Augusta Road, 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