

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RALPH P. DIAL AND LOUISE C. DIAL
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 Ninety-four Hundred Fifty - Dollars (\$ 9450.00), 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 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-nine and 82/100 ----- Dollars (\$ 59.82), commencing on the first day of January, 19 54, 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 December, 19 73.

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 the improvements thereon, situate, lying and being on the Southwestern side of Blackburn Street in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot 31 as shown on a plat entitled "Isaqueena Park" made by Pickell & Pickell, Engineers, June 3, 1947, and recorded in the R. M. C. Office for Greenville County in Plat Book P, at pages 130 and 131, and having according to said plat and according to a more recent plat entitled "Property of Ralph P. Dial and Louise C. Dial" made by Piedmont Engineering Service November 6, 1953, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Blackburn Street at the joint front corner of Lots 31 and 32, and running thence along the common line of said two lots S. 51-22 W. 217.7 feet to an iron pin in the line of Lot 130; thence along the line of Lot 130 N. 43-29 W. 121.7 feet to an iron pin at the joint rear corner of Lots 30 and 31; thence along the common line of said two lots N. 57-56 E. 226.4 feet to an iron pin on the Southwestern side of Blackburn Street; thence along the Southwestern side of Blackburn Street S. 39-10 E. 96 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by J. F. Welborn and J. F. Welborn, Jr. by their deed to be recorded herewith in the R. M. C. Office for Greenville County.

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

Handwritten notes and signatures at the bottom of the page, including a date "July 1957" and other illegible scribbles.