

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said Richard Canada, Jr. and Frances E. Canada

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three thousand Two hundred thirty-six and 22/100--- Dollars (\$ 3,236.22--) due and payable

Fifty-nine and 93/100 (\$59.93) Dollars on August 20, 1975 and fifty-nine and 93/100 (\$59.93) Dollars on the 20th. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ ^{maturity} at the rate of eight per centum per annum, to be paid: semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that piece, parcel, or lot of land in Greenville County, South Carolina and being in the City of Greenville on the southwestern side of Sitka Avenue and being known and designated as Lot number 20 on plat of Park View in the RMC Office of Greenville County, South Carolina, Plat Book M at page 49. According to said plat, the property is more fully described as follows: BEGINNING at an iron pin on the southwestern side of Sitka Avenue at the joint front corner of lots 19 and 20 and running thence along said avenue N. 26-15 W. 50 feet to iron pin; thence, along the joint line of lots 20 and 21 S. 63-45 W. 150 feet to iron pin on the northeastern side of Nicholtown Road; thence, with said road S. 26-15 E. 50 feet to an iron pin; thence, with the joint line of lots 19 and 20 N. 63-45 E. 150 feet to point of beginning."



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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