

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA,
County of Greenville,

I, George W. Ware, of Greenville County, South Carolina

SEND GREETING:

WHEREAS, I the said George W. Ware

in and by BY certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company, in the full and just sum of Four Thousand & No/100 June 1st 1946 (\$ 4,000.00) DOLLARS, to be paid at Canal Ins. Co. Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four (4 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July, 1946, and on the 1st day of each month of each year thereafter the sum of \$ 24.24, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June, 1966, and the balance of said principal and interest to be due and payable on the 1st day of June, 1966; the aforesaid monthly payments of \$ 24.24 each are to be applied first to interest at the rate of four (4 %) per centum per annum on the principal sum of \$ 4,000.00 or so much thereof as shall from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose the mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note in the hands of an attorney for legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I the said George W. Ware in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Canal Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said George W. Ware in hand and truly paid by the said Canal Insurance Company at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold, aliened, released, and by these Presents do grant, bargain, sell and release unto the said Canal Insurance Company, its successors and assigns:

RECORDED
INDEXED
SAFETY AND CANCELLED
JAMES H. BROWN
REC'D BY
B. W. C. FOR GREENVILLE COUNTY, S. C.
16717

All that certain lot, parcel or piece of land situate, lying and being on the North side of Bent Bridge Road (sometimes referred to as Harris Avenue), in the County of Greenville, State of South Carolina, being known and designated as parts of Lots Nos. 15 and 16 of property of Mrs. B. E. Burns, according to plat of said property made by Dalton & Wives, August 1925, recorded in the R.M.C. Office for Greenville County in Plat Book G, page 30, and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at a point on the North side of said Bent Bridge Road (or Harris Avenue) which is 25 feet from the joint corner of lots Nos. 16 and 17, and running thence along the North side of said Road N. 79-29 E. 50 feet to a point in the line of lot No. 15 which is 25 feet from the joint corner of lots Nos. 14 and 15; thence N. 10-31 W. 150 feet to a point on the rear line of said lot No. 15 which is 25 feet from the joint rear corner of said lots Nos. 14 and 15 on the line of lot No. 20; thence along the joint line of said lot No. 20, and lots Nos. 15 and 16, S. 79-29 W. 50 feet to a point which is 25 feet from the joint rear corner of lots Nos. 16 and 17 according to said plat; thence S. 10-31 E. 150 feet to the point of beginning on the said Bent Bridge Road, or Harris Avenue.

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payments of principal and interest he will pay to mortgagee a pro rata portion of the tax assessments and insurance premium next to become due, as estimated by the mortgagee, and further agrees to pay on demand such further sums as may be necessary to pay said annual charges when actually determined. Moneys so held shall not bear interest, and upon default may be applied by mortgagee on account of the mortgage indebtedness.

For Assignment to this mtg, See R.E.M. Book 354, Page 90

The debt hereby secured is Paid in full and the lien of this instrument is satisfied, being mortgage recorded in Book 352, Page 272, the undersigned by its Corporate seal and the hand of its duly authorized officer this 20th day of October, 1960,

In the Presence of:
Josephine M. Crystal
Lawrence V. Hunter



New York Life Insurance Company
By Eugene S. Overshine,
Second Vice President