

MORTGAGE APR 23 11 47 AM 1951

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN W. GARNER

of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

LIBERTY LIFE 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 Thirty-eight Hundred Fifty & No/100 Dollars (\$ 3850.00), with interest from date at the rate of Four & One-quarter per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Liberty Life Insurance Company in Greenville, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Twenty-three and 87/100 - - - - - Dollars (\$ 23.87), commencing on the first day of June, 19 51, 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 May, 19 71.

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 improvements thereon situate on the Southeast side of Rice Street (formerly known as Henrietta Avenue) in the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot 88 on plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, April 1941, revised April 1942, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "M", at page 47 (also recorded in Plat Book "L", at pages 52 and 53), and having, according to said plat and a recent survey made by R. W. Dalton, Surveyor, April 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Rice Street, at joint front corner of Lots 88 and 89, and running thence with the line of Lot 89, S 51-42 E 224.7 feet to an iron pin; thence S 83-59 W 88.5 feet to an iron pin on the Northeast side of Long Hill Street; thence along the Northeast side of Long Hill Street, N 45-24 W 16.5 feet to an iron pin; thence continuing with Long Hill Street, N 51-42 W 120 feet to an iron pin; thence continuing with the curve of Long Hill Street (the chord being N 6-42 W 35.3 feet) to an iron pin on the Southeast side of Rice Street; thence along the Southeast side of Rice Street, N 38-18 E 35 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same being 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