

AUG 27 10 03 AM 1954

SOUTH CAROLINA

VA Form 6-5908 (Home Loan)
May 1953. Use Optional
Servicer's Redemption Act
of U.S.C.A. 64 (a). Accept-
able to FPO Mortgage Co.

THE LARGEST
MORTGAGE

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

WHEREAS:

Ervin E. Koon of Greenville, S. C., hereinafter called the Mortgagor, is indebted to

CANAL INSURANCE COMPANY, A CORPORATION,

a corporation organized and existing under the laws of South Carolina, hereinafter called 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 **Nine Thousand Two Hundred Fifty and No/100 - - - Dollars (\$ 9,250.00)**, 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 **Canal Insurance Company** in **Greenville, S. C.**, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of **Forty Six and 88/100 - - - Dollars (\$ 46.88)**, commencing on the first day of **October**, 1954, and continuing 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 **September**, 1984.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of **Greenville, Gantt Township,** State of South Carolina; **on the South side of Pecan Drive, being Lot No. 39 in a subdivision known as Pecan Terrace, Plat of which is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", page 9, and being more particularly described according to survey of Piedmont Engineering Service, August 25, 1954, as follows:**

BEGINNING at an iron pin on the South side of Pecan Drive, corner of Lot No. 38; thence with said lot, S. 45-59 W. 143.4 feet to an iron pin; thence with line of Lot No. 64, S. 40-30 W. 76 feet to an iron pin; thence N. 28-24 W. 80 feet to an iron pin; thence with line of Lot No. 40, N. 46-54 E. 190.4 feet to an iron pin on Pecan Drive; thence with said Drive, S. 50-09 E. 67 feet to the beginning.

The above is the same property conveyed to me by W. R. Cordell by Deed to be recorded and this Mortgage is given in order to obtain funds to apply on the purchase price.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;