

# MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **ELBERT THEODORE LANDRETH,** of  
**Greenville, S. C.**, hereinafter called the Mortgagor, send (x) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

**CANAL INSURANCE COMPANY**

, 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 **Nine Thousand Six Hundred**  
Dollars (**\$9,600.00**), with interest from date at the rate of **four & 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, in monthly installments of  
**Sixty and 77/100ths**----- Dollars (**\$ 60.77**),  
commencing on the first day of **November**, 19 **54**, and on the first day of each month there-  
after 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 **October**, 19 **74**.

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 certain piece, parcel or lot of land with buildings and improvements  
thereon, situate, lying and being near the City of Greenville, in the County of  
Greenville, State of South Carolina, on the Eastern side of Yown Road, being  
known and designated as a portion of Lot No. 136, Plat No. 4 of Camilla Park  
Subdivision, said plat being recorded in the R. M. C. Office for Greenville  
County in Plat Book M at page 117, and also being known and designated as  
Lot No. 3 of property of Howard L. Irvin and Kathleen D. Irvin, a plat of  
which property is recorded in the R.M.C. Office for Greenville County, South  
Carolina, in Plat Book W at page 38, and being described according to said  
last mentioned plat and also according to a more recent plat prepared by  
Piedmont Engineering Service, Greenville, S. C., dated September 27, 1954,  
entitled "Property of Elbert Theodore Landreth" and having according to said  
plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Yown Road at the joint  
corner of Lots Nos. 2 and 3 of the subdivision of Howard L. Irvin and  
Kathleen D. Irvin, which iron pin is 250.8 feet from the intersection of Yown  
Road and Old Easley Bridge Road, and running thence along the common line of  
Lots Nos. 2 and 3 N. 54-23 E. 161.4 feet to an iron pin; thence N. 35-37 W.  
75 feet to an iron pin, the joint rear corner of Lots Nos. 3 and 4 of the  
subdivision of Howard L. Irvin and Kathleen D. Irvin; thence along the common  
line of said last mentioned lots S. 54-23 W. 134.7 feet to an iron pin; thence  
continuing with said line S. 54-23 W. 10.5 feet to a point in Yown Road; thence  
with Yown Road in a Southeasterly direction 76.6 feet to an iron pin, the  
beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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

*Paid in full and satisfied this 13th day of September, 1954.*

*Witness my hand and seal of the Canal Insurance Company  
this 13th day of September, 1954.  
By: H. S. Bryan, Vice President  
Witness: William C. Cannon  
Secretary*

RECORDED AND INDEXED  
BY \_\_\_\_\_  
DATE \_\_\_\_\_  
AT \_\_\_\_\_