

MORTGAGE

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

GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAN 24 11 55 AM 1955

We, Jarrell S. Kirkland and Kathleen C. Kirkland of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

General Mortgage Co.

, 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 Ninety Four Hundred - - - - Dollars (\$ 9400.00), 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 General Mortgage Co. in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-Two and 26/100ths - - - - - Dollars (\$ 52.26), commencing on the first day of March, 19 55, 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 February, 19 80.

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, near the City of Greenville on the Southwestern side of Cool Brook Drive, being known and designated as Lot # 52 of Belmont Heights Sub-division and being as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book GG at pages 54-55 and also as shown on a more recent plat prepared by Piedmont Engineering Service, Greenville, S. C. dated January 20, 1955 entitled "Property of Jarrell S. Kirkland and Kathleen C. Kirkland near Greenville, S. C.", and having according to said plats the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southwestern side of Cool Brook Drive at the joint front corner of Lots Nos. 51 and 52, which iron pin is 366.9 feet from the intersection of Cool Brook Drive and Heard Drive and running thence along the common line of said lots S. 49-39 W. 146.5 feet to the center of a creek, the iron pin designating said last mentioned point being offset 7 feet from the creek; thence following the meanders of said creek, the traversecourse being S. 26-32 W. 55.0 feet to a point in the center of said creek, the joint rear corner of Lots Nos. 52 and 53, the iron pin designating this point being offset 8 feet from the creek; thence along the common line of Lots Nos. 52 and 53 N. 64-26 E. 168.0 feet to an iron pin on the Southwestern side of Cool Brook Drive; thence along the Southwestern side of Cool Brook Drive N. 32-36 W. 50 feet to a point; thence continuing along the Southwestern side of Cool Brook Drive N. 48-41 W. 50 feet to an iron pin, the beginning corner.

The above described property is the identical property conveyed to the mortgagors herein by deed of J. W. Pitts of even date and to be recorded.

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

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