

# MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**DANIEL C. BREEDEN** of  
**Greenville, South Carolina**, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
**GENERAL MORTGAGE CO.**

organized and existing under the laws of **South Carolina**, a corporation  
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 **Twelve Thousand Seven Hundred**  
**Dollars (\$ 12,700.00)**, 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  
**General Mortgage Co.** in **Greenville, South Carolina**,  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
**Seventy and 61/100ths** ----- Dollars (\$ **70.61** ),  
commencing on the first day of **February**, 19**57**, 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 **January**, 19**82**.

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 the buildings and  
improvements thereon situate, lying and being on the South side of  
Longview Terrace, in the City of Greenville, County of Greenville, State  
of South Carolina, being shown as Lot No. 35 on plat of Forest Heights,  
made by Dalton & Neves, Engineers, June, 1946, recorded in the R.M.C.  
Office for Greenville County, S.C. in Plat Book P at page 71, and  
having according to said plat and according to a more recent survey  
made by Piedmont Engineering Service, dated December 10, 1956,  
entitled "Property of Daniel C. Breeden" the following metes and  
bounds:**

**BEGINNING at an iron pin on the South side of Longview Terrace at  
the joint front corner of Lots Nos. 34 and 35, said pin being 100  
feet East from the Southeast corner of the intersection of Longview  
Terrace and East Faris Road, and running thence with the line of  
Lot No. 34 S. 26-55 W. 140 feet to an iron pin on the Northeast edge  
of a 20-foot alley; thence with said alley S. 47-44 E. 105 feet to an  
iron pin; thence with the line of Lot 36 N. 21-18 E. 167.9 feet to an iron  
pin on the South side of Longview Terrace; thence with the South side  
of Longview Terrace N. 63-05 W. 85 feet to the beginning corner.**

**This is the identical property conveyed to the mortgagor herein by  
deed of Alexander C. Crouch dated December 17, 1956, and to be recorded  
herewith in the R.M.C. Office for Greenville County, S.C.**

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