

FILED
GREENVILLE CO. S.C. 705 PAGE 193
FEB 15 5 21 PM 1957

MORTGAGE

OLLIE F. WORTH
R.M.C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN C. KULZE, JR., AND BETTY E. KULZE

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
, 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 Fourteen Thousand Eight Hundred & No/100 Dollars (\$ 14,800.00), with interest from date at the rate of five per centum (5 %) 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 Eighty-six and 58/100 - - - - - Dollars (\$ 86.58), commencing on the first day of April, 19 57, 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 March, 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 in Greenville County, State of South Carolina, on the northern side of Brookside Way being known as Lot No. 2 on plat made by Dalton & Neves in May, 1950, recorded in Plat Book "X" at Page 181, and having according to a more recent survey by R. W. Dalton, Engineer, dated February 7, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brookside Way said pin being 160 feet west of the intersection of Brookside Way and Riverside Drive at the southwestern edge of a 10 feet reservation for pipes and poles and running thence with Brookside Way S. 67-45 W. 67.9 feet to an iron pin; thence continuing with said Brookside Way S. 71-28 W. 70 feet to an iron pin; thence continuing with said Brookside Way S. 79-48 W. 25 feet to an iron pin joint front corner of Lots 1 and 2; thence with the line of Lot No. 1 N. 12-47 W. 110 feet to an iron pin; thence N. 2-35 W. 55 feet to an iron pin; thence N. 39-46 E. 15.2 feet to a nail at edge of 10 feet reservation for pipes and poles; thence with the line of 10 feet reservation for pipes and poles S. 54-40 E. 209.5 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deed of Arthur E. Thomas to be recorded herewith.

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