

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

The State of South Carolina,  
COUNTY OF GREENVILLE

E. V. ABRAMS

FILED  
GREENVILLE CO. S. C.  
OCT 31 3 39 PM 1957  
OLLIE F. NORTH  
R.M.C.

SEND GREETING:

Whereas, I, the said E. V. Abrams

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,  
am well and truly indebted to CANAL INSURANCE COMPANY

hereinafter called the mortgagee(s), in the full and just sum of **Seventeen Thousand Nine Hundred Fifty and No/100-** DOLLARS (\$ 17,950.00), to be paid  
at 419 East North Street, in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of  
**Five & Three-Fourths** (5 3/4%) per centum per annum, said principal and interest being payable in **monthly**  
installments as follows:

Beginning on the **first** day of **December**, 19 **57**, and on the **first** day of each  
**month** of each year thereafter the sum of \$ **112.94**, to be applied on the interest  
and principal of said note, said payments to continue up to and including the **first** day of **October**  
19 **82**, and the balance of said principal and interest to be due and payable on the **first** day of **November**  
19 **82**; the aforesaid **monthly** payments of \$ **112.94** each are to be applied first to  
interest at the rate of **Five & Three-Fourths** (5 3/4%) per centum per annum on the principal sum of \$ **17,950.00** or  
so much thereof as shall, from time to time, remain unpaid and the balance of each **monthly** payment  
shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the  
event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall  
bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any con-  
dition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due  
at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity  
should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder  
thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands  
of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses in-  
cluding ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be se-  
cured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money  
aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and  
also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said  
mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained,  
sold and released, and by these Presents do grant, bargain, sell and release unto the said **CANAL INSURANCE COMPANY,**  
**its Successors and Assigns, forever:**

ALL that lot of land with the buildings and improvements thereon, situate  
on the East side of Coventry Lane, in the City of Greenville, in Green-  
ville County, South Carolina, being shown as Lot No. 71 on plat of Property  
of Central Development Corporation, made by Dalton & Neves, Engineers,  
October, 1951, recorded in the R.M.C. Office for Greenville County, S. C.,  
in Plat Book "BB", at pages 22 and 23; said lot fronting 75 feet along the  
East side of Coventry Lane, and running back to a depth of 188.5 feet on  
the North side, to a depth of 182.75 feet on the South side, and being  
75.2 feet across the rear.

This is the same property conveyed to the mortgagor herein by deed of  
J. Louis Coward Construction Company, Inc., to be recorded herewith.

RECORDED AND CANCELLED OF RECORD  
DAY OF  
GREENVILLE COUNTY, S. C.  
PLAT BOOK