

SEP 19 2 22 PM 1958

BOOK 759 PAGE 409

GENERAL MORTGAGE

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

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.**

, 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 **Sixteen Thousand One Hundred Dollars (\$16,100.00)**, with interest from date at the rate of **Five and one-fourth** per centum (**5 1/4%**) 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 **Ninety Six and 60/100** - - - - - Dollars (**\$ 96.60**), commencing on the first day of **November**, 19 **58**, 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 **October**, 19 **83**.

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 Southern 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, revised September 15, 1958 entitled "Property of Daniel C. Breedén" the following metes and bounds:

BEGINNING at an iron pin on the Southern 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 at the joint rear corner of Lots Nos. 35 and 36; thence with the line of Lot No. 36, N. 21-18 E. 167.9 feet to an iron pin on the Southern side of Longview Terrace; thence with the Southern side of Longview Terrace N. 63-05 W. 85 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of **Alexander C. Crouch** dated December 17, 1956 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 567 at page 284.

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