

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. C. HOYLE and MARY ELIZABETH HOYLE 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 the State 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 Seven Thousand Six Hundred Fifty Dollars (\$ 7,650.00), with interest from date at the rate of Five & three-fourths (5 3/4%) 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 Forty Eight and 20/100 ----- Dollars (\$ 48.20), commencing on the first day of January, 1961, 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 December, 1985.

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 lot of land with the buildings and improvements thereon, situate on the East side of Prancer Avenue (formerly Long Hill Street), in the City of Greenville, in Greenville County, S. C., being shown as a portion of Lots 245 and 246 on a plat of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, recorded in the RMC Office for Greenville County, S. C. in Plat Book P, page 92, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Prancer Avenue, said pin being located 145 feet South from an iron pin at the Southeast corner of the intersection of Prancer Avenue and Potomac Avenue, and runs thence N. 89-52 E. 69.5 feet to an iron pin; thence S. 0-08 E. 90.8 feet to an iron pin in the rear line of Lot 246; thence along the rear line of Lots 245 and 246, S. 61-57 W. 78.6 feet to an iron pin on the East side of Prancer Avenue; thence along the East side of Prancer Avenue, N. 0-08 W. 127.6 feet to the beginning corner.

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