

**MORTGAGE**

APR 11 3 19 PM 1961

GREENVILLE, SOUTH CAROLINA

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, S. F. Marchbanks and Doris D. Marchbanks  
of  
Greenville, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Canal Insurance Company

, 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 Thirteen Thousand Fifty & NO/100 Dollars (\$13,050.00), with interest from date at the rate of five and one-half per centum (5½ %) per annum until paid, said principal and interest being payable at the office of Canal Insurance Company in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-four and 12/100 - - - - - Dollars (\$74.12), commencing on the first day of June, 19 61, 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 May, 19 91

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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 18 on Plat of Property of Sylvan Hills, recorded in the R. M. C. Office for Greenville County in Plat Book S, at page 103, and having, according to said Plat and a more recent survey entitled "Property of S. F. and Doris D. Marchbanks" by C. C. Jones, dated March 27, 1961, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of Morningside Drive at the joint front corner of Lots 17 and 18 and running thence with the joint line of said lots S. 85-47. W. 134.7 feet to iron pin; thence S. 3-24 W. 70 feet to iron pin, joint rear corner of Lots 18 and 19; thence with the joint line of said Lots N. 85-47 E. 138.5 feet to an iron pin on the Western side of Morningside Drive; thence with the Western side of Morningside Drive N. 0-18 E. 70 feet to the beginning corner.

This property is subject to restrictions and existing easements.

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

*For Assignment to this mortgage, see Page 384 in this book.*