

MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN: We, Kenneth J. Sanders and Clara H. Sanders of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto General Mortgage Co.,

organized and existing under the laws of South Carolina, 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 Eight Thousand Four Hundred Fifty Dollars (\$8,450.00), with interest from date at the rate of five & 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 Fifty and 70/100 ----- Dollars (\$50.70), commencing on the first day of August, 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 July, 1986.

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, situate, lying and being on the northwestern side of North Estate Drive in Gantt Township, near the City of Greenville, being shown and designated as Lot No. Forty (40) on a plat of CRESTWOOD, INC., AUGUSTA ROAD, GREENVILLE COUNTY, made by J. C. Hill, R.L.S., February 28, 1949, recorded in the RMC Office of Greenville County, South Carolina, in Plat Book "S", at Page 189, reference to which is craved for a more complete description thereof.

Said lot fronts 65 feet on the northwestern side of North Estate Drive; runs to a depth of 205.9 feet on its southwestern side; runs to a depth of 192.2 feet on its northeastern side; and is 70 feet across the rear.

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