

MORTGAGE

4 12 1952

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

J. C. LEACH 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 Nine Thousand Five Hundred & no/100 Dollars (\$9,500.00), with interest from date at the rate of four & one quarter per centum (4 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-Eight and 90/100 - - - - - Dollars (\$58.90), commencing on the first day of August, 1952, 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, 1972.

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 at the southeast corner of the intersection of Mountain View Avenue and Rutherford Street, in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 1 and a portion of Lot No. 2, adjacent thereto, of Block A, on plat of the Buist property, known as Oakland Heights, made by W. D. Neves, Engineer, June 1, 1911, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book E, Page 105, and having, according to said plat and a recent survey made by R. W. Dalton, Surveyor, May 30, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Mountain View Avenue and Rutherford Street and running thence along the south side of Mountain View Avenue, S. 64-30 E. 140 feet to an iron pin in the front line of Lot No. 2; thence through Lot No. 2, S. 28-15 W. 189.5 feet to an iron pin; thence N. 64-30 W. 140 feet to an iron pin on the east side of Rutherford Street; thence with the east side of Rutherford Street, N. 28-15 E. 189.5 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Mamie H. Fulmer of even date herewith and to be recorded.

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