

# MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILBOURNE D. O'STEEN of  
Greenville, S. C. , 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 Sixty-eight Hundred - - - -  
Dollars (\$ 6800.00 ), with interest from date at the rate of four & one-fourth per centum  
( 4 1/4%) per annum until paid, said principal and interest being payable at the office of General  
Mortgage Co. in Greenville, S. C. ,  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Forty-two and 16/100 - - - - - Dollars (\$ 42.16 ),  
commencing on the first day of October , 1952 , and on the first day of each month there-  
after 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 September , 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 piece, parcel or lot of land, with the improvements  
thereon, situate, lying and being in Dunean Mills Village, Greenville County,  
South Carolina, and being more particularly described as Lot No. 126,  
Section 4, as shown on a plat entitled "Subdivision for Dunean Mills,  
Greenville, S. C.," made by Pickell & Pickell, Engineers, Greenville, S. C.,  
on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in  
the R. M. C. Office for Greenville County in Plat Book S, at pages 173-177,  
inclusive. According to said plat the within described lot is also known  
as No. 44 Smythe Avenue and fronts thereon 91.9 feet.

This is the identical property this day conveyed to the Mortgagor  
by J. P. Stevens & Co., Inc., by its deed contemporaneously delivered and to  
be contemporaneously recorded with this mortgage in the R. M. C. Office for  
Greenville County, South Carolina.

This mortgage is given to secure a portion of the purchase price  
of the within described property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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