

OLLIE FARNSWORTH
R. M. C.
MORTGAGESTATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN: We, Virginia G. Davis and Bernice K. King 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 Seventy-four Hundred Dollars (\$ 7400.00), with interest from date at the rate of four & one-fourth per centum ($4\frac{1}{4}$ %) 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-five & eighty-eight one-hundredths Dollars (\$ 45.88), commencing on the first day of January , 19 53 , 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 , 19 72 .

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 with the buildings and improvements thereon situate, lying and being on the west side of Penn Street (formerly known as Smith Street) in that area recently annexed to the city of Greenville, in Greenville County, state of South Carolina, being shown as a portion of Lot 110 on plat of D. T. Smith Estate, made by Dalton & Neves, Engineers, May 1935, recorded in the R. M. C. Office for Greenville County, S. C. in plat book H page 279, and having according to a recent survey made by T. C. Adams, Engineer, November 1952, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Penn Street, said pin being 256.2 feet north from the northwest corner of the intersection of E. Tallulah Drive and Penn Street, and running thence along the west side of Penn Street N. 25-20 W. 64.4 feet to iron pin; thence S. 64-40 W. 150 feet to an iron pin; thence S. 25-20 E. 64.4 feet to an iron pin on the north side of Nell Lane; thence along the north side of Nell Lane N. 64-40 E. 150 feet to the beginning corner.

Together with the right of ingress and egress in, over and through that 12 foot strip leading west from Penn Street, adjacent to and along the southern edge of the above property now known as Nell Lane.

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