

MAR 4 8 50 AM 1954

MORTGAGE
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF

To ALL WHOM THESE PRESENTS MAY CONCERN: JAMES R. ABERCROMBIE

of
Greenville, South Carolina, 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 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 Eight Thousand Two Hundred and no/100 Dollars (\$8,200.00), with interest from date at the rate of Four and one-half per centum (4½%) 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 Fifty-One and 91/100 - - - - - Dollars (\$ 51.91), commencing on the first day of April, 19 54, 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 March, 19 74.

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: on the Eastern side of Anchorage Avenue, in the City of Greenville, being shown as Lot 14, on plat of the Davis property, recorded in Plat Book 44, at Page 123, and described as follows:

"BEGINNING at a stake on the Eastern side of Anchorage Avenue 360 feet South from Haviland Avenue at the corner of Lot 13; running thence with the line of said lot N. 55-09 E. 155.9 feet to a stake at the corner of Lot 6; then with the line of said lot S. 41-29 E. 77.3 feet to a stake at the corner of Lot 15; thence with the line of said lot S. 56-01 W. 176.2 feet to a stake on Anchorage Avenue; thence with the Eastern side of Anchorage Avenue N. 26-15 W. 75 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Book of Deeds 480 at Page 499.

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