

FILED
GREENVILLE CO. S. C.

BOOK 740 PAGE 193

MORTGAGE RECORDED 2 23 PM 1958

OLLIE FA-NORTH
R.M.C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Jasper E. Gause and James E. Gause
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Canal Insurance Company

organized and existing under the laws of State 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 Eighty-Seven Hundred & No/100 Dollars (\$8700.00), 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 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-Two and 20/100- - - - - Dollars (\$52.20), commencing on the first day of April, 19 58, 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 83.

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 in Greenville County, State of South Carolina, on the Southern side of Cuttino Circle, near the City of Greenville, being shown as lot # 4, on a plat of the property of Mrs. Inez B. Hall, prepared by Carolina Surveying & Mapping Company, dated November 1956, recorded in the R.M.C. Office for Greenville County in Plat Book FF at Page 541, and being more particularly described and shown on a plat of the property of Jasper E. Gause and James E. Gause, prepared by J. C. Hill dated March 1958, as follows:

BEGINNING at an iron pin on the Southern side of Cuttino Circle, at the front corner of lot # 3, which pin is 367.5 feet from the intersection of said Circle, with Paris Road, and running thence with the line of lot # 3, S. 11-29 E. 150 feet to iron pin; thence N. 78-31 E. 72.5 feet to iron pin at the rear corner of lot # 5; thence with the line of said lot, N. 11-29 W. 150 feet to an iron pin on the South side of Cuttino Circle; thence with the Southern side of said Circle, S. 78-31 W. 72.5 feet to the beginning corner.

Being the same premises conveyed to the mortgagors by Mrs. Inez B. Hall by deed 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

Handwritten notes and signatures at the bottom of the page, including a date stamp "October 1970" and names like "Robert G. Conklin" and "William G. ...".