

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WAYMAN H. GARREN, JR., of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
THE WESTERN AND SOUTHERN LIFE INSURANCE COMPANY

, a corporation organized and existing under the laws of STATE OF OHIO, 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 Ten Thousand and No/100 --- Dollars (\$10,000.00), 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 The Western and Southern Life Insurance Company in Asheville, North Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-five and 30/100 ----- Dollars (\$ 55.30) commencing on the first day of March, 19 59, 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 February, 19 89.

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 the State of South Carolina, County of Greenville, on the southern side of North Franklin Road near the City of Greenville, being Lot 17 and the adjoining eastern one-half of Lot 18 as shown on a plat of property of J. P. Rosamond recorded in Plat Book H, Page 185 and Page 186, and described as follows:

BEGINNING at a stake on the southern side of North Franklin Road 185 feet west from Eugene Street at the corner of Lot 16 and running thence with the southern side of said road N. 64-45 W. 90 feet to an iron pin; thence S. 25-15 W. 160 feet to an iron pin; thence S. 64-45 E. 90 feet to an iron pin at the corner of Lot 16; thence with the line of said lot N. 25-15 E. 160 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed of Everett Buford Trammell and Frances G. Trammell to be recorded herewith.

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