

MORTGAGE NOV 1 5 30 PM 1954

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

ELLIE FAARBER
R.M.C.

To ALL WHOM THESE PRESENTS MAY CONCERN: A. B. Kay

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Liberty Life Insurance Company, Greenville, South Carolina

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 Ten Thousand Seven Hundred Dollars (\$10,700.00), 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 Liberty Life 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-Nine and 49/100 Dollars (\$59.49), commencing on the first day of December, 1954, 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 November, 1955.

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 signing 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 Northwest side of Conestee Avenue, in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as Lot No. 21 on a plat of Cherokee park prepared by Brodie and Bell Bell Date: July, 1954 and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book C, at Page 96 and having according to a more recent survey entitled Property of A. B. Kay, prepared by Piedmont Engineering Service dated October 21, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Conestee Avenue at the joint front corner of Lots 21 and 22 and running thence along the line of Lot 22, N. 02-32 W. 173.9 feet to an iron pin on the Northwest side of a fifteen foot alley; thence along the Northwest side of the alley N. 27-40 E. 54.1 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence along the line of Lot 21, S. 02-32 W. 173.9 feet to an iron pin on the Northwest side of Conestee Avenue; thence along the Northwest side of Conestee Avenue S. 27-40 E. 54.1 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by deed of American Paper Tube Company of even date herewith and to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same in any way incident or appertaining, and all of the rents, issues, and profits which have accrued or may hereafter accrue 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 and that his title is absolute, that he has good right and lawful authority to sell, convey, or encumber the same.

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