

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RICHARD T. WAITS, JR., and MARY B. WAITS of
Greenville, South Carolina, 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 the 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 Twelve Thousand Two Hundred Dollars (\$12,200.00), with interest from date at the rate of Four & one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-seven and 23/100----- Dollars (\$ 77.23), commencing on the first day of February, 19 55 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 January, 19 75.

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 lot of land with the buildings and improvements thereon, situate on the North side of Crescent Avenue (formerly Oliver Street), in the City of Greenville, in Greenville County, State of South Carolina, shown as Lot 68 and a portion of Lot 73, on plat of Alta Vista, made by R. E. Dalton, Engineer, June, 1925, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "G", page 20, and having according to said plat and a recent survey made by R. W. Dalton, December 28, 1954, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Crescent Avenue, at the corner of Lots 68 and 69, and running thence with the line of Lot 69 and through Lot 73, N. 4-15 E., 254.3 feet to an iron pin in line of Lot 74; thence with the line of said lot, S. 85-45 E., 54.4 feet to an iron pin; thence along the line of property now or formerly owned by W. C. McDaniel, S. 1-00 W., 254.9 feet to an iron pin on the North side of Crescent Avenue; thence with the North side of Crescent Avenue, N. 85-40 W., 68.2 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of David F. Watson, of even date, 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

Richard T. Waits, Jr. and Mary B. Waits
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