

JUL 23 9 43 AM 1958

BOOK 753 PAGE 383

OLLIE FARRINGTON  
**MORTGAGE**

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT J. NIX AND CHRISTINE M. NIX 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 Nine thousand and No/100 --- Dollars (\$ 9,000.00 ), 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 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 Fifty-four and No/100 ----- Dollars (\$ 54.00 ), commencing on the first day of September, 1958, 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 August, 19 33.

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 Southeast side of Parisview Avenue at Travelers Rest, South Carolina, Bates Township, Greenville County, S. C., being shown as Lot 13 on plat of Sunny Acres, made by J. C. Hill, August 24, 1953, recorded in the RMC Office for Greenville County, S. C. in Plat Book "BB", pages 168 and 169, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING on the Southeast side of Parisview Avenue at joint front corner of Lots 12 and 13, running thence along the line of Lot 12, S. 29-30 E. 144.6 feet to an iron pin; thence N. 60-30 E. 30 feet to an iron pin on the Southwest side of Phillip Street; thence along Phillip Street, N. 29--30 W. 130.6 feet to an iron pin; thence continuing with the curve of Phillip Street and Parisview Avenue (the chord being N. 74-30 W. 21 feet) to an iron pin on the Southeast side of Parisview Avenue; thence along Parisview Avenue S. 59-50 W. 65 feet to the beginning corner.

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

13th June 80  
10:38 A 35649  
70 124