

MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE)

To ALL WHOM THESE PRESENTS MAY CONCERN:

ASA GERALD NIX AND CAROLYN WILLENE D. NIX  
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 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 NINE HUNDRED  
AND NO/100----- Dollars (\$ 10,900.00), with interest from date at the rate  
of five and one-fourth per centum ( 5-1/4 %) per annum until paid, said prin-  
cipal 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  
Sixty and 28/100----- Dollars (\$ 60.28),  
commencing on the first day of June, 19 63, and on the first day of each month there-  
after 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 May, 19 93.

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 piece, parcel or lot of land, with the buildings and improvements thereon,  
situate, lying and being in the City of Greenville, County of Greenville, State of  
South Carolina, being known and designated as Lot 25, University Circle, plat of  
which is recorded in the RMC Office for Greenville County, S. C. in Plat Book Y,  
page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Blythwood Drive, joint front  
corner Lots 25 and 26; and running thence N. 56-45 E. 137.3 feet to an iron pin;  
thence S. 38-35 E. 70.3 feet to an iron pin, joint rear corner Lots 24 and 25; thence  
S. 56-45 W. 142.6 feet to an iron pin on Blythwood Drive; thence along Blythwood  
Drive N. 34-00 W. 70 feet to an iron pin, the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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  
premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants  
to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against  
the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.