

MORTGAGE MAY 17 4 49 PM 1963

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } 88:

To ALL WHOM THESE PRESENTS MAY CONCERN:

CLARENCE B. ROGERS AND GLADYS M. ROGERS
GREENVILLE, SOUTH CAROLINA

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

CANAL INSURANCE COMPANY

organized and existing under the laws of **SOUTH CAROLINA**, a corporation
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 **Eighty-Four Hundred Fifty and**
No/100----- Dollars (\$ **8450.00**), 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 **Canal 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-Six and 95/100----- Dollars (\$ **56.95**),
commencing on the first day of **July**, 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 **June**, 19 **83**

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: **on the southwestern side of Chestnut Street, near the**
City of Greenville, being shown as lot 5 on a plat of Sunnymede recorded
in Plat Book II at Page 109 and according to said plat and a recent
survey made by Dalton & Neves, is described as follows:

BEGINNING at an iron pin on the southwestern side of Chestnut Street,
244 feet southeast from McGarrity Street, at the corner of lot 4, and
running thence with the line of said lot S. 32-28 W. 189.4 feet to an
iron pin; thence continuing on the same course to the center of Brushy
Creek; thence with the center of Brushy Creek as the line, a traverse
of which is S. 43-58 E. 68.8 feet to a point at the corner of lot 6;
thence with the line of said lot N. 30-44 E. to an iron pin near bank
and continuing N. 30-44 E. 196.6 feet to an iron pin on Chestnut
Street; thence with the southwest side of Chestnut Street, N. 53-40 W.
57.7 feet and N. 47-39 W. 3.4 feet to the beginning corner.

Being the same premises conveyed to the mortgagors by deed of Sam A.
Callahan, Jr. et al to be recorded.

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.