

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE. }

TO ALL WHOM THESE PRESENTS MAY CONCERN

I, Edwin McT. Meares, of Greenville County, State of South Carolina,

hereinafter spoken of as the Mortgagor send greeting.

WHEREAS I, the said Edwin McT. Meares

justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the

State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of EIGHT THOUSAND, THREE HUNDRED, FIFTY & NO/100

(\$ 8,350.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, secured to be paid by

certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co. in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate,

of the sum of EIGHT THOUSAND, THREE HUNDRED, FIFTY & NO/100 Dollars (\$ 8,350.00)

to be paid on the first day of November, 1939, and thereafter said interest

with interest thereon from the date hereof at the rate of five per centum per annum, said interest and principal sum to be paid in installments as follows: Beginning on the

first day of December 1939 and on the first day of each month thereafter the

sum of \$ 62.63 to be applied on the interest and principal of said note, said payments to continue up to and including the first day

of January 1956 and the balance of said principal sum to be due and payable on the first

day of February 1956; the aforesaid monthly payments of \$ 62.63 each are to be applied first to interest

at the rate of five per centum per annum on the principal sum of \$ 8,350.00 or so much thereof as shall from time to time remain unpaid and the balance

of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole

of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

( in the R. M. C. Office for Greenville County in Book of Deeds "203" at Page 389, and the

( Eastern one-half of Unit No. 31, of Block C, having been conveyed to Edwin McT. Meares by

( R. M. Caine and Calvin F. Teague by deed dated July 20, 1939, and recorded in said R. M. C.

( Office in Book of Deeds "214" at Page 2.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment

of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt

whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors,

legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being

in Greenville Township, Greenville County, State of South Carolina, on the North side of

Crescent Avenue, just outside the incorporate limits of the City of Greenville, being Units

Nos. 31, 32, the major portion of Unit No. 33, and a small portion of Unit No. 34, of Block C,

as shown on plat of "Forest Hills", made by T. C. Adams September 23, 1936, recorded in the

R. M. C. Office for Greenville County in Plat Book "D" at Page 206, and having according to said

plat, and survey of Property of Edwin McT. Meares, made by R. E. Dalton, C. E., October 10,

1939, the following metes and bounds:

BEGINNING at an iron pin on the North side of Crescent Avenue, 502 feet Southwest from

Pine Forest Drive, at corner of Unit No. 30, and running thence with the line of said Unit, N.

15-30 W. 191 feet to an iron pin in line of Unit No. 10; thence with the rear lines of Units

Nos. 10, 9 and 8, S. 80-30 W. 89 feet to an iron pin which is 9 feet West from the rear joint

corner of Units Nos. 33 and 34; thence S. 5-00 E. 202.5 feet to an iron pin on Crescent Avenue

11 feet East from the front joint corner of Units Nos. 33 and 34; thence with the Northern side

of Crescent Avenue N. 81-00 E. 34 feet to an iron pin; thence continuing with the Northern

side of Crescent Avenue N. 75-30 E. 45 feet to an iron pin; thence still continuing with the

Northern side of Crescent Avenue N. 68-30 E. 45 feet to the beginning corner; Unit No. 32, and

the portions of Units 33 and 34 and the Western one-half of Unit 31, of Block C, herein described

having been conveyed to Edwin McT. Meares by Sophie B. Meares by deed dated May 16, 1938, recorded

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and

motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances,

and such other goods and chattels and personal property as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which

are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of

the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

PROVIDED ALWAYS, that if the said Mortgagor his heirs, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said

sum of money mentioned in the condition of the said bond or obligation, and the interest thereon, at the time and in the manner therein specified, then these presents and the estate hereby granted

shall cease, determine and be void.

AND the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after any such default, upon a complaint filed or any other proper legal

proceeding being commenced for the foreclosure of this mortgage, to apply for, and the said Mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises

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RECORDED AND INDEXED  
FOR GREENVILLE COUNTY, S. C.  
#23067