

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE. }

TO ALL WHOM THESE PRESENTS MAY CONCERN

I, **Thomas F. Stoner**

hereinafter spoken of as the Mortgagor send greeting.

WHEREAS **Thomas F. Stoner**

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 **Six Thousand Six Hundred and No/100** Dollars

(\$ **6,600.00**), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by **that one**

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 **Six Thousand Six Hundred and No/100** Dollars (\$ **6,600.00**)

(said interest to be paid on the 1st day of December 1946 and thereafter said with interest thereon from the date hereof at the rate of **four** per centum per annum, said interest and principal sum to be paid in installments as follows: Beginning on the 1st

day of **January** 19**47**, and on the 1st day of each month thereafter the

sum of \$ **39.39** to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day

of **November**, 19**66** and the balance of said principal sum to be due and payable on the 1st

day of **December**, 19**66** the aforesaid monthly payments of \$ **39.99** each are to be applied first to interest

at the rate of **four** per centum per annum on the principal sum of \$ **6,600.00** 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.

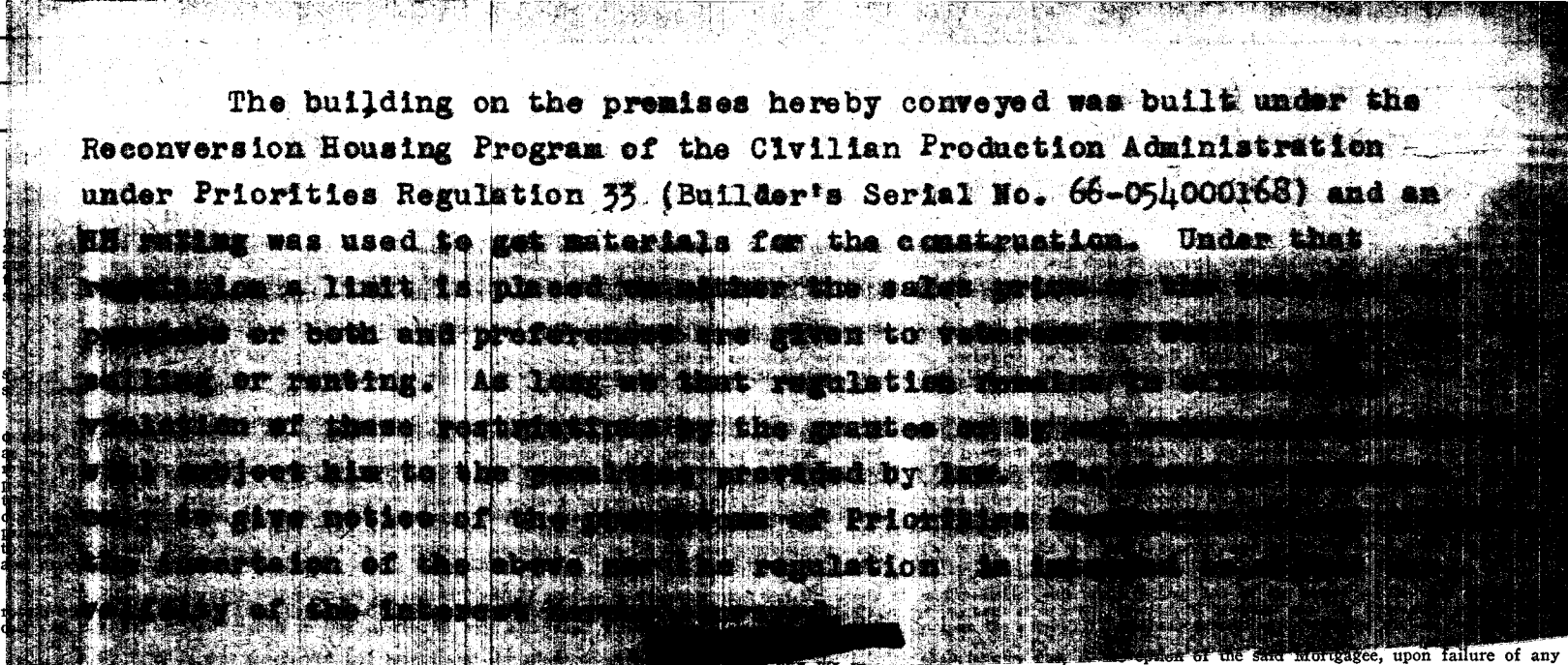
See: Other Side: The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments, hazard insurance, and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required hereunder.

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 **near the City of Greenville, in the County of Greenville, State of South Carolina, on the Southeastern side of Brockman**

Avenue and designated as Lot #24 of the property of Ethel Y. Perry, a plat of which is recorded in the R.M.C.'s Office for Greenville County in Plat Book "B" at Page 33, and having according to said plat the following metes and bounds, courses and distances, to-wit:-

BEGINNING at an iron pin on the Southeastern side of Brockman Avenue which iron pin in 49.5 feet in a Westerly direction from the Southwestern intersection of Brockman Avenue and Gould Street joint corner of Lots #24 and 25; thence along the joint line of said lots S. 50-33 E. 102 feet to an iron pin, rear joint corner of said lots; thence along the rear joint line of Lots #15 and 24 S. 43-20 W., 60.7 feet to an iron pin, rear joint corner of Lots #23 and 24; thence along the joint line of said lots N. 50-33 W., 106.6 feet to an iron pin in the line of Brockman Avenue; thence along the Southeastern side of Brockman Avenue N. 53-30 E. 61.7 feet to an iron pin, the point of beginning.

It is expressly understood that the grantors herein reserve a five foot strip across the rear portion of said Lot No. 24 to be used as an alley for the joint use and benefit of the grantee and adjacent property owners.



The building on the premises hereby conveyed was built under the Reconversion Housing Program of the Civilian Production Administration under Priorities Regulation 33 (Builder's Serial No. 66-054000168) and an

RM rating was used to get materials for the construction. Under that

regulation a limit is placed on the sale price of the

property or both and preference is given to veterans

buying or renting. As long as that regulation remains in

effect the grantee hereby agrees to

subject his to the provisions of said

regulation and to give notice of the provisions of Priorities

regulation of the state of South Carolina in

the event of the termination of

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and appurtenances,
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described premises to comply with the requirements of any Department of the City of **Greenville, South Carolina** within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, or if the said premises are not maintained in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgagee to the owner to repair said premises, the owner shall fail to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge as to what constitutes such state of repair or reasonable depreciation.

AND it is further covenanted and agreed by the said parties that if default shall be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have