

State of South Carolina

County of Greenville

To All Whom These Presents May Concern

FILED GREENVILLE CO. S. C.

DEC 17 9 21 AM 1947

I, Earl Hunter, Jr.

hereinafter spoken of as the Mortgagor send greeting.

OLLIE FARNSWORTH R. M. C.

Whereas Earl Hunter, Jr.

is 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

Seventy-Five Hundred and No/100 Dollars

(\$ 7500.00), 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

Seventy-Five Hundred and No/100 Dollars (\$7500.00)

with interest thereon from the date hereof at the rate of Four (4%) per centum per annum, said interest to be paid on the 1st day of January 19 48 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of February 19 48, and on the 1st day of each month thereafter the sum of \$ 45.45 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of December 19 67, and the balance of said principal sum to be due and payable on the 1st day of January 19 68, the aforesaid monthly payments of \$ 45.45 each are to be applied first to interest at the rate

of Four (4) per centum per annum on the principal sum of \$ 7500.00 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.

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, being known and designated as a portion of Lots Nos. 305 and 306 as shown on a plat of the property of Colonia Company prepared by Dalton and Neves, Engineers, in February, 1938, and recorded in the R. M. C. Office for Greenville County in Plat Book "J" at Pages 190 and 191, and being more particularly described, according to said plat and to a more recent survey prepared by Piedmont Engineering Service on November 19, 1947, as follows:

BEGINNING at an iron pin on the Southwestern side of Tindal Road (formerly Parker Road), which pin is 663 feet in a Northwesterly direction from the intersection of said Road and Blue Ridge Drive, and which is the joint front corner of Lots Nos. 306 and 307, and running thence with the joint lines of said lots, S. 32-34 W. 169.2 feet to an iron pin; thence N. 55-18 W. 117.3 feet to an iron pin, joint lines of Lots Nos. 305 and 306; thence with the joint lines of said lots, S. 27-26 W. 206.4 feet to an iron pin in the Northeastern side of Franklin Road; thence with said Road, N. 64-26 W. 15 feet to an iron pin in the front line of Lot No. 305; thence through line of Lot No. 305, N. 27-26 E. 209 feet to an iron pin; thence N. 55-18 W. 93.8 feet to an iron pin in joint lines of Lots Nos. 304 and 305; thence with the joint lines of said lots, N. 25-34 E. 278.55 feet to an iron pin in the Southwestern side of Tindal Road; thence with said Road, S. 34-40 E. 133.5 feet to an iron pin; thence continuing with said Road, S. 31-14 E. 152.5 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by Charles L. Welborn and Josephine G. Welborn by deed to be recorded.