

State of South Carolina.

County of GREENVILLE.

MAY 14 5 11 PM '48

To All Whom These Presents May Concern

I, James W. Poag

hereinafter spoken of as the Mortgagor send greeting.

Whereas James W. Poag

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 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 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 Dollars (\$7500.00)

with interest thereon from the date hereof at the rate of four per centum per annum, said interest to be paid on the first day of May 1948 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of June 1948, and on the first 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 first day of April 1968, and the balance of said principal sum to be due and payable on the first day of May 1968; the aforesaid monthly payments of \$45.45 each are to be applied first to interest at the rate of four 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 on the West side of West Fairview Avenue, in that area recently annexed to the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 21 on Plat of Druid Hills, made by Dalton & Neves, Engineers, January, 1947, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "P", Page 113, said lot fronting 50 feet on the West side of West Fairview Avenue, having a depth of 107 feet on its North side, a depth of 119 feet on its South side and being 85.7 feet across the rear and is located 571.5 feet South from West Hillcrest Drive.