

MORTGAGE No. 396 TAB 252

FILED GREENVILLE CO. S. C.

State of South Carolina,
County of GREENVILLE

AUG 3 4 37 PM 1948

To All Whom These Presents May Concern

JESSE E. WIGGS, JR.

LILLIE FARNSWORTH
R. M. C.

hereinafter spoken of as the Mortgagor send greeting.

Whereas Jesse E. Wiggs, 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 Nineteen Hundred and No/100 - - - - - Dollars

(\$ 1900.00), 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 Nineteen Hundred and No/100 - - - - - Dollars (\$ 1900.00)

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 September 1948 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of October 1948 and on the first day of each month thereafter the sum of \$ 11.52 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of August, 1968, and the balance of said principal sum to be due and payable on the first day of September, 1968; the aforesaid monthly payments of \$ 11.52 each are to be applied first to interest at the rate of four per centum per annum on the principal sum of \$ 1900.00 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 South side of DeOyley Avenue in that area recently annexed to the City of Greenville, in Greenville County, S. C. being shown as Lot #40 and the Eastern one-half of Lot 41 on plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, April 1942, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "M" at page 47; said lot fronting 90 feet on the South Side of DeOyley Avenue, with a depth of 200 feet on the East side, a depth of 200 feet on the West side and being 90 feet across the rear and is located 1215.4 feet in a Westerly direction from Old Augusta Road.

Being the same property conveyed to the Mortgagor by J. L. Ferguson and Hester Mae Ferguson by deed to be recorded herewith.

This mortgage is junior to the lien of an F.H.A. Mortgage for \$7200.00 executed this date in favor of C. Douglas Wilson & Co.

For Satisfaction See R. M. C. Book 114 Page 200

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