

AUG 6 1 19 PM 1948

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William E. Chandler, Jr. of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co., a corporation
organized and existing under the laws of South Carolina, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which
are incorporated herein by reference, in the principal sum of Ten-Thousand, Eight-Hundred
Dollars (\$ 10,800.00), with interest from date at the rate of Four & One-Half per centum
(4 1/2 %) per annum until paid, said principal and interest being payable at the office of C. Douglas
Wilson & Co. in Greenville, South Carolina,
or at such other place as the holder of the note may designate in writing, in monthly installments of
Sixty-Eight & 36/100 - - - - - Dollars (\$ 68.36),
commencing on the first day of October, 19 48, and on the first day of each month there-
after until the principal and interest are fully paid, except that the final payment of principal and interest,
if not sooner paid, shall be due and payable on the first day of September, 19 68.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three
Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained,
sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its
successors and assigns, the following-described real estate situated in the County of Greenville,
State of South Carolina:

All that parcel, piece or lot of land with the buildings and im-
provements thereon, situate, lying and being in the City of Greenville,
County of Greenville, State of South Carolina, being known and designa-
ted as the major portion of lot No. 2 of the property of C. H. Talley
and O. M. Howard, as per plat thereof recorded in Plat Book G, at Page
142 in the R. M. C. Office for said County, also according to a recent
survey by Pickell & Pickell, Engineers, dated August 6, 1948. Said lot
having a frontage of 60 feet on Elm Street, a depth of 117 feet on the
north, 117 feet on the south, and 60 feet across the rear, and being lo-
cated 20 feet in a northerly direction from Otis Street.

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 in-
sufficiency of such additional payments shall be forthwith deposited by the
Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default un-
der this paragraph shall be deemed a default in payment of taxes, assess-
ments, hazard insurance, or similar charges required hereunder.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be
had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter
attached to or used in connection with the real estate herein described.