

State of South Carolina,

County of

To All Whom These Presents May Concern

FILED GREENVILLE CO. S. C.

SEP 7 11 35 AM 1948

CARL C. PROSER

hereinafter spoken of as the Mortgagor send greeting.

OLLIE FARNSWORTH R.M.C.

Whereas Carl C. Proser

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 Thirteen Thousand and No/100 Dollars

(\$ 13,000.00), 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

Thirteen Thousand and No/100 Dollars (\$ 13,000.00)

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 October 1948 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of November 1948, and on the first day of each month thereafter the sum of \$ 86.19 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of March, 1966, and the balance of said principal sum to be due and payable on the first day of April, 1966, the aforesaid monthly payments of \$ 86.19 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$13,000.00 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 Northeast side of Byrd Boulevard (formerly known as Ridge Drive), in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot #189, 190 and the Northern 10 feet of Lot 188, and the Southern 10 feet of Lot 191 on plat of Marshall Forest, made by Dalton & Neves, October 1928, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "H", pages 133 and 134, and having according to said plat and a recent survey made by R. W. Dalton, Sept. 4, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Byrd Boulevard in the front line of Lot 191, said pin being 473.8 feet in a Southeasterly direction from the Southeast corner of the intersection of Byrd Boulevard and Club Drive, and running thence along the Northeast side of Byrd Boulevard S. 23-48 E. 70 feet to stake in the front line of Lot 188; thence through Lot 188 N. 66-12 E. 307.6 feet to an iron pin on the Southwest edge of a 10-foot reservation for pipes and poles; thence along the Southwest edge of the reservation for pipes and poles N. 39-22 W. 72.65 feet to iron pin in the rear line of Lot 191; thence through Lot 191 S. 66-12 W. 233.1 feet to iron pin on the Northeast side of Byrd Boulevard, the beginning corner.