

OCT 7 4 56 PM 1948

MORTGAGE

ELLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William S. Dunn 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 Fifty-Two Hundred & No/100 - Dollars (\$5200.00), 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 Thirty-Two 92/100 - - - - - Dollars (\$32.92), commencing on the first day of December, 1948, and on the first day of each month thereafter 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 November, 1968.

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

State of South Carolina: All that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as a portion of lots Nos. 7, 8 and 9, Block C, of Woodville Heights, as per plat thereof recorded in Plat Book L, at Pages 14 and 15 of the R. M. C. Office for said County, and also according to a survey made by A. S. Crouch, Registered Engineer, dated October 5, 1948, and having according to the later mentioned survey, the following metes and bounds, to-wit:

Begin at an iron pin on the north side of Oak Street, which iron pin is 30.3 feet in a westerly direction from Alice Street, and running thence S. 12-12 W. 111.4 feet to an iron pin in the center of a 10 foot strip reserved for utility easements; thence along the center of said strip reserved for utility easements S. 2-15 E. 14 feet to an iron pin, and along center of lots Nos. 7 and 15; thence along the joint line of said lots (which is the center of another 10 foot strip reserved for utility easements) S. 71-10 W. 35.2 feet to an iron pin; thence S. 14-50 W. 11.2 feet to an iron pin in the line of Oak Street; thence along the center of Oak Street S. 10-10 E. 25 feet to the point of beginning.

It is covenanted and warranted that there shall be added to each monthly payment of principal and interest under the evidence of debt secured hereby an amount sufficient for the Mortgagee to be sufficient to enable the Mortgagee to pay, on behalf of the Mortgagor, all taxes, assessments, hazard insurance, and all other charges and expenses subject hereto; and if the Mortgagor fails to make any such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in the payment of taxes, assessments, hazard insurance, or similar charges and expenses.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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.