

DEC 20 1 15 PM '69

MORTGAGE COLLIE FARNSWORTH
R. M. C. 'S OFFICESTATE OF SOUTH CAROLINA, } ss:
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: George Herman Walker,

Greenville, South Carolina, hereinafter called the Mortgagor, send (s) greetings,

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co.

organized and existing under the laws of South Carolina, a corporation, 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 -Eight Thousand Four Hundred Dollars (\$ 8,400.00), with interest from date at the rate of four and one-half per centum ($4\frac{1}{2}$ %) 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 - - Fifty-three and $17/100$ - - - - - Dollars (\$ 53.17), commencing on the first day of February, 1949, 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 January, 19 69.

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 improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 4 and the major portion of Lot No. 5, Section "C" of Croftstone Acres according to a plat thereof recorded in Plat Book S at pages 78 and 79 of the R. M. C.'s Office for said County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Wedgewood Drive which iron pin is 236 feet in an easterly direction from Summit Drive joint corner of Lots Nos. 3 and 4, Section "C"; running thence with the joint line of said lots S. 11-11 E. 240.2 feet to an iron pin; thence N. 80-09 E., 160.8 feet to an iron pin in the joint line of Lots Nos. 5 and 6; thence along the joint line of said lots N.5-36 W. 122.3 feet to an iron pin, joint corner of Lots Nos. 5, 6 and 7; thence S. 88-13 W. 15 feet to an iron pin; thence N. 25-0 W. 155 feet to an iron pin in the line of Wedgewood Drive; thence along the south side of Wedgewood Drive S. 64-28 W. 124.6 feet to the point of beginning.

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 insufficiency of 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 payment of taxes, assessments, hazard insurance, or similar charges required hereunder.

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.