

FHA Form No. 2175-m
(For use under Sections 203-603)
(Eff. August 1947)

MORTGAGE

FILED
GREENVILLE CO. S. C.

JAN 22 12 23 PM 1949

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

OLLIE FARNSWORTH
R. M. C.

To ALL WHOM THESE PRESENTS MAY CONCERN: I, Ruthel Miller,

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 Seven-Thousand & No/100 - -
Dollars (\$ 7,000.00), 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
or at such other place as the holder of the note may designate in writing, in monthly installments of
Forty-Four & 31/100 - - - - - Dollars (\$44.31),
commencing on the first day of March, 1949, 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 February, 1969.

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 build-

ings and improvements thereon, situate, lying and being near the city of
Greenville, county of Greenville, State of South Carolina, being known
and designated as lot No. 16 and the Easterly and adjoining one-half of
lot No. 17, as per plat thereof recorded in Plat Book Q, at Page 26 in
the R.M.C. Office for said county. Said lot having a frontage of 90 feet
on the South side of Ethelridge Avenue, a depth of 110 feet on the East,
110 feet on the West, and 90 feet across the rear.

The Mortgagor agrees that there shall be added to each monthly pay-
ment required hereunder or under the evidence of debt secured hereby an
amount estimated by the Mortgagee to be sufficient to enable the Mortga-
gee to pay, as they become due, all taxes, assessments, hazard insurance,
and similar charges upon the premises subject hereto; any deficiency be-
cause of the insufficiency of such additional payments shall be forthwith
deposited by the Mortgagor with the Mortgagee upon demand by the Mortga-
gee. Any default under this paragraph shall be deemed a default in payment
of taxes, assessments, hazard insurance, or similar charges required hereunde

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.