

MORTGAGE.

VOL 412 PAGE 277

State of South Carolina,

County of Greenville

FILED  
GREENVILLE CO. S. C.

To All Whom These Presents May Concern

SHERMAN H. FLOYD

JAN 28 2 17 PM 1949

hereinafter spoken of as the Mortgagor send greeting.

OLLIE FARNSWORTH  
R. M. C.

Whereas Sherman H. Floyd

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 Seventeen Hundred and No/100 - - - - - Dollars

(\$ 1700.00 . . . . .), 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

Seventeen Hundred and No/100 - - - - - Dollars (\$ 1700.00 . . . . .)

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 February 1949 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of March 1949, and on the first day of each month thereafter the sum of \$ 12.58 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of January, 1964, and the balance of said principal sum to be due and payable on the first day of February, 1964, the aforesaid monthly payments of \$ 12.58 each are to be applied first to interest at the rate of four per centum per annum on the principal sum of \$ 1700.00 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 Beverly Avenue, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lots 10, 11 and 12 of Block "B", on plat of Grove Park, made by W. J. Riddle, Surveyor, April 1939, recorded in R. M. C. Office for Greenville County, S. C. in Plat Book J, pages 68-69, and having according to a recent survey made by R. W. Dalton, Surveyor, January 27, 1949, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northeast side of Beverly Avenue at joint front corner of Lots 9 and 10 of Block "B", said pin being 247.5 feet in a Southeasterly direction from the point where the Northeast side of Beverly Avenue intersects with the Southeast side of Brookway Drive, and running thence along the line of Lot 9 N. 35-58 E. 165.6 feet to iron pin; thence S. 68-06 E. 75 feet to iron pin; thence with line of Lot 13 S. 35-29 W. 177.2 feet to iron pin on the Northeast side of Beverly Avenue, said pin being 72.5 feet in a Northwesterly direction from the point where the Northeast side of Beverly Avenue intersects with the Northwest side of a 28-foot alley; thence along Beverly Avenue N. 59-15 W. 75 feet to the beginning corner.

This mortgage is junior in rank to the lien of an FHA mortgage given by the within mortgagor to C. Douglas Wilson & Co. of even date in the amount of \$6250.00, to be recorded herewith.