

MORTGAGE.

VOL 415 PAGE 73

State of South Carolina,

County of Greenville,

To All Whom These Presents May Concern

MAR 23 07 PM 1949

I, Margaret R. Smith,

CLIVE FAIRBOWORTH
S.M.C.

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, Margaret R. Smith, am

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 Forty-Five Hundred & No/100 - - - - - Dollars

(\$4500.00), 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

Forty-Five Hundred & No/100 - - - - - Dollars (\$ 4500.00)

with interest thereon from the date hereof at the rate of Four & One-Half per centum per annum, said interest to be paid on the 1st day of April 1949 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of May 1949, and on the 1st day of each month thereafter the sum of \$ 34.43 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March 1964, and the balance of said principal sum to be due and payable on the 1st day of April 1964; the aforesaid monthly payments of \$ 34.43 each are to be applied first to interest at the rate

of 4 1/2 per centum per annum on the principal sum of \$ 4500.00 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 in the city of Greenville, county of Greenville, state of South Carolina, located at the Northeast corner of the intersection of Lavinia Avenue and Henrietta Street, according to plat of Rowley Place made by W. A. Adams, recorded in the R.M.C. Office for Greenville County in Plat Book C, at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Lavinia Avenue and Henrietta Street, and running thence along the East side of Lavinia Avenue N. 21-23 W. 68.2 feet more or less to an iron pin; thence N. 63-33 E. 178.8 feet more or less to an iron pin on the west side of Franklin Avenue; thence along the West side of Franklin Avenue S. 2-03 W. 59 feet more or less to the intersection of Franklin Avenue and Henrietta Street; thence along the North side of Henrietta Street S. 57-57 W. 157.6 feet to an iron pin on the Northeast corner of the intersection of Lavinia Avenue and Henrietta Street, the point of beginning.

This is the identical property conveyed to Margaret Reynolds Smith by Sloan B. Jordan, by deed dated March 17, 1945, and recorded in the R.M.C. Office for Greenville County in Deeds Volume 273, at Page 351.

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