

MORTGAGE.

MAY 11 5 00 PM 1949  
VOL 424 PAGE 525  
CLLIE FARRIS WORTH  
R.M.C.

State of South Carolina,  
County of GREENVILLE

To All Whom These Presents May Concern

I, Irving E. Abrams

hereinafter spoken of as the Mortgagor send greeting.

Whereas Irving E. Abrams

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 Two Thousand and no/100

(\$2,000.00), 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

Two Thousand and no/100 Dollars (\$2,000.00)

with interest thereon from the date hereof at the rate of four per centum per annum, said interest to be paid on the 1st day of June 1949 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of July 1949, and on the 1st day of each month thereafter the sum of \$14.80 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May 1964, and the balance of said principal sum to be due and payable on the 1st day of June 1964; the aforesaid monthly payments of \$14.80 each are to be applied first to interest at the rate of four per centum per annum on the principal sum of \$2,000.00 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 at the Southeast intersection of Overbrook Road and Brookside Avenue in Ward 10 in the City of Greenville, South Carolina, being shown as Lot No. 12 and part of Lot No. 11 on Plat of Subdivision of Tract No. 1 of Overbrook Land Company made by R. E. Dalton, Engineer, in June 1924, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "J", page 81, said lot fronting 80 feet on the south side of Overbrook Road with a depth of 157.5 feet along the East side of Brookside Avenue, a depth of 150 feet on the East side and being 88.5 feet across the rear.

The interest hereon secured by mortgage to a Mortgagee  
having been reduced to a single instrument given by Irving E. Abrams  
to C. Douglas Wilson & Co. dated May 1949  
amounting to indebtedness in the original principal sum of \$2000.00 and recorded or filed in R.M.C. Office for  
Greenville County, South Carolina

Notwithstanding the date hereof, interest payments of such type and amounts as the holder of the indebtedness secured hereby may from time to time require shall be continuously maintained on the improvements now or hereafter on the aforesaid premises. To the extent required by the law of this State and within the limitations imposed by law, deposits for ground rents, taxes, assessments, and insurance may be made by the holder of the indebtedness secured hereby, and all such payments shall be held by such party and less payable clauses may reflect the same amount of such payments. Although the holder of the indebtedness hereby secured waives duplication of action taken to enforce the provisions of the above instrument, nevertheless, upon request, satisfactory evidence that all payments of the above instrument have been made shall be a defense in any covenant or agreement in the prior instrument. The holder of the indebtedness hereby secured hereby may perform any such defaulted obligations in accordance with the provisions of this instrument, with sufficient right of subrogation. Upon any such default of the holder of the indebtedness hereby secured at once due and payable, may foreclose and sell the premises hereby secured and the proceeds of such sale may be applied to the payment of the indebtedness hereby secured. Insofar as the provisions of this instrument are inconsistent with any other provisions of this instrument, this paragraph shall control.

INITIALED BY  
BORROWER(S) FOR  
IDENTIFICATION  
I.E.A.

RECORDED AND INDEXED  
MAY 11 1949  
R.M.C. OFFICE  
GREENVILLE COUNTY, S. C.