

SOUTH CAROLINA

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

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

WHEREAS:

James E. Lander

of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co.

a corporation organized and existing under the laws of South Carolina, hereinafter called 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 - - Nine Thousand Six Hundred and No/100 - - Dollars (\$ 9,600.00), with interest from date at the rate of four per centum (4 %) 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 delivered or mailed to the Mortgagor, in monthly installments of - - - - - Fifty-Eight and 18/100 - - - - - Dollars (\$ 58.18), commencing on the first day of December, 1949, and continuing 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 November, 1969.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the Southern portion of Lot # 5 and the Northern portion of Lot # 6, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Q", at Page 5, and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at a stake on the Easterly side of Bennett Street, said stake being 369.6 feet in a Northerly direction from the Southeastern intersection of Bennett Street with Boxwood Road, and running thence S. 71-0 E. 143.8 feet to a stake; thence S. 19-17 W. 65 feet to a stake; thence N. 71-0 W. 143.8 feet to a stake on the Easterly side of Bennett Street; thence along the Easterly side of Bennett Street, N. 19-17 E. 65 feet to the point of beginning.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned; Capitolare 30 Gallon Electric Water Heater; Kresky 72,000 BTU Oil Floor Furnace and 275 Gal. Tank on stand.