

FHA Form No. 2175-m
(For use under Sections 203-404)
(Ed. August 1947)

MORTGAGE

FILED
GREENVILLE CO. S.C.
NOV 23 4 25 PM '50

WILLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, RAY F. HODGENS, 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 Six Thousand and No/100 - - Dollars (\$ 6,000.00), with interest from date at the rate of Four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-Seven and 98/100 - - - - - Dollars (\$ 37.98), commencing on the first day of January, 1950, and 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 December, 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 piece, parcel or lot of land with improvements thereon, situate, lying and being on the Southern side of Rogers Avenue near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as all of Lot #26, the Western 1 foot of Lot #25 and the Northern 50.5 feet of Lot #4 as shown on a plat of the property of B. E. Geer, made by Dalton & Neves, May, 1929, and recorded in the R. M. C. Office for Greenville County in Plat Book "G" at Page 237, and on a more recent plat of the property of Ray F. Hodgins, prepared by Piedmont Engineering Service, August 2, 1949, and having according to said more recent plat the following metes and bounds:

BEGINNING at a point on the Southern side of Rogers Avenue, the joint front corner of Lots Nos. 26 and 27, and running thence along the common line of said lots S. 5-50 E. 100 feet to an iron pin; thence S. 83-55 W. 5 feet to an iron pin; thence S. 5-50 E. 50.5 feet to an iron pin in the line of Lot #4; thence N. 83-55 E. 76 feet to an iron pin located 1 foot East of the Southwestern corner of Lot #25; thence along a line 1 foot East of the Western line of Lot #25 N. 5-50 W. 150.5 feet to an iron pin on the Southern side of Rogers Avenue; thence along the Southern side of Rogers Avenue S. 83-55 W. 71 feet to an iron pin, the point of beginning.

ALSO conveyed as a part of the mortgaged premises is One Hot-Point 60-Gallon Automatic Electric Water Heater.

This is the identical property this day conveyed to the Mortgagor herein by Thomas S. Bruce by his deed to be recorded in the R. M. C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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.

[Handwritten notes and signatures at the bottom of the page, including names like "Ray F. Hodgins" and "C. Douglas Wilson & Co."]