

FEB 23 12 11 PM 1950

MORTGAGE.

State of South Carolina,
County of GREENVILLE

To All Whom These Presents May Concern

I, Elee James Kershaw

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, Elee James Kershaw

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

Twenty-Four Hundred and No/100- - - - - Dollars

(\$ 2400.00), 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

Twenty-Four Hundred and No/100- - - - - Dollars (\$ 2400.00)

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 March 19 50 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of April 1950, and on the 1st day of each month thereafter the sum of \$ 17.76 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of February, 19 65, and the balance of said principal sum to be due and payable on the 1st day of March, 19 65; the aforesaid monthly payments of \$ 17.76 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$ 2400.00 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 Greenville County, State of South Carolina, on the Western side of Grove Road, in the City of Greenville, being a portion of lots 2, 3, and 4 as shown on plat of Grove Park made by W. J. Riddle in April 1939, and recorded in Plat Book J, at Page 68 and Page 69, and according to a survey made by Piedmont Engineering Service on January 25, 1950, are described together as follows:

BEGINNING at a stake on the Western side of Grove Road, 67 feet South from Kim Street, and running thence N. 63-58 W. 157.5 feet to a stake on an alley; thence with the Eastern side of said alley, S. 26-02 W. 70 feet to a stake at corner of lot No. 5; thence with the line of said lot, S. 63-58 E. 156.3 feet to a stake on Grove Road; thence with the Western side of Grove Road, N. 27-18 E. 70 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Hazel F. Clardy by deed recorded herewith.

ALSO, one York Oil Furnace, 100,000 BTU with 550 gallon tank Reddy Hot Table Top Electric Water Heater, it being the intention of the mortgagor that said chattels shall constitute a part of the real estate.

This mortgage is subordinate to a certain mortgage made by Elee James Kershaw to C. Douglas Wilson & Co. dated February 21, 1950, originally in the amount of \$9600.00, and recorded in Greenville County, State of South Carolina, on February 1950. The parties hereto agree that any default under the prior mortgage shall constitute a default hereunder.