

FHA Form No. 2175 m
(For use under Sections 203-208)
(Revised February 1950)

FILED
GREENVILLE CO. S. C.

MORTGAGE

APR 26 2 12 PM 1951

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

CLYDE V. EMERSON
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Clyde V. Emerson 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 the State 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 Fifty-Two Hundred and no/100 Dollars (\$5,200.00), with interest from date at the rate of four and one-fourth (4 1/4 %) 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, in monthly installments of Thirty-Two and 24/100 Dollars (\$ 32.24), commencing on the first day of June, 1951, 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 May, 1971.

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: in Greenville Township, near the City of Greenville, on the south side of McDowell Street, being known and designated as Lot No. 15, Block C, on a plat of the property of Woodville Heights, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "K", at page 272 and having, according to a more recent plat made by Piedmont Engineering Service, April 19, 1951, which latter plat is recorded in the R. M. C. Office for Greenville County in Plat Book AA at page 37, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of McDowell Street, which pin is 161.7 feet from the southwest intersection of McDowell Street and Alice Street, and running thence with the rear lines of Lots Nos. 14, 13, 12, 11 and 10, S. 2-15 W. 257 feet to an iron pin in rear line of Lot No. 10; thence along the rear line of Lot No. 7, S. 73-10 W. 40.5 feet to an iron pin, corner of Lot No. 16; thence with the line of said lot, N. 4-10 W. 242.8 feet to an iron pin on McDowell Street; thence with the southern side of McDowell Street, N. 67-38 E. 68.8 feet to the beginning corner.

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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the