

## MORTGAGE.

State of South Carolina,

County of Greenville

## To All Whom These Presents May Concern

I, Everett L. Baker

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, Everett L. Baker

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

Seventy-eight Hundred - - - - - Dollars

(\$7800.00 - - - - -), 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

Seventy-eight Hundred - - - - - Dollars (\$7800.00 - - - - -)

with interest thereon from the date hereof at the rate of four per centum per annum, said interest to be paid on the first day of November 1952 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of December 1952, and on the first day of each month thereafter the sum of \$47.27 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of October 1972, and the balance of said principal sum to be due and payable on the first day of November 1972; the aforesaid monthly payments of \$47.27 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$7800.00 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 the city of Greenville, Greenville County, state of South Carolina, being known and designated as lot No. 47, as shown on plat of property of College Heights recorded in the R. M. C. Office for Greenville County in plat book P at page 75 and having according to a more recent survey made by R. W. Dalton, October 1952, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Princeton Avenue the joint corner of lots 47 & 48, and running thence with the joint line of said lots N. 33-10 W. 150 feet to an iron pin; thence N. 56-50 E. 75 feet to an iron pin corner of lot No. 46; thence with line of said lot S. 33-10 E. 150 feet to an iron pin on the northwest side of Princeton Avenue; thence with northwest side of said Avenue S. 56-50 W. 75 feet to the beginning corner.

ALSO: Oil floor furnace with 275 gallon tank, 30 gallon electric water heater, and disappearing stairway.