

APR 6 3 49 PM 1953

MORTGAGE.

State of South Carolina,
County of Greenville.

ELLIE FARRISWORTH
R.M.C.

To All Whom These Presents May Concern

I, James Bryan Hart,

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, James Bryan Hart,

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 Five Hundred and no/100 - - - - - Dollars

(\$ 7500.00), 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~~ note 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 Five Hundred and no/100 - - - - - Dollars (\$ 7500.00)

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 May 1953 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of May 1953, and on the 1st day of each month thereafter the sum of \$ 39.59 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March 1978, and the balance of said principal sum to be due and payable on the 1st day of April 1978; the aforesaid monthly payments of \$ 39.59 each are to be applied first to interest at the rate of four per centum per annum on the principal sum of \$ 7500.00 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

near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 79, Sans Souci Heights, as per plat thereof recorded in the R. H. C. Office for Greenville County, South Carolina, in Plat Book Z, at page 53; said lot having a frontage of 75 feet on the Westerly side of Callahan Avenue, a depth of 110 feet on the North, a depth of 110 feet on the South and 75 feet across the rear.

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:

- Oil floor furnace with 275 gal. tank
- 30 Gallon electric water heater
- Disappearing stairway