

JUL 22 5 16 PM 1953
MORTGAGE

GILIE FARNSWORTH
R. P. O.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

WALTER G. CROWELL 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 Seven Thousand, Six Hundred Dollars (\$ 7,600.00), with interest from date at the rate of Four and One-Half per centum (4 1/2 %) 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 Forty-Eight and 11/100 - - - - - Dollars (\$ 48.11), commencing on the first day of September, 19 53, 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 August, 19 73.

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 lot of land with the buildings and improvements thereon, situate on the northeast side of Elm Street, in the City of Greenville, in Greenville County, S. C., being shown as the southern 5 feet of Lot No. 1, Block M, and the major portion of Lot No. 20, Block M, on plat of property of O. P. Mills, made by H. Olin Jones, May 1914, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "C", at Page 176, and also being shown on the County Block Book as Lot 16, Block 6, Sheet 219, and having, according to said plat and a recent survey made by R. W. Dalton, July 18, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Elm Street, said pin being 175 feet southeasterly from the southeast corner of the intersection of Elm Street and West Prentiss Avenue, and running thence N. 45-27 E. 70.9 feet to an iron pin in line of Lot 1, Block M; thence along the line of Lot 2, S. 44-33 E. 5 feet to an iron pin in line of Lot 20, Block M; thence continuing along line of Lot 2, N. 45-27 E. 79.1 feet to an iron pin; thence running throught Lot 20, Block M, S. 44-33 E. 46.6 feet to an iron pin; thence along line of Lots 17, 18 and 19, S. 36-37 W. 151.6 feet to an iron pin on the northeast side of Elm Street; thence along the northeast side of Elm Street, N. 44-33 W. 75 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Sara S. Goldsmith, of even date and to be recorded herewith.

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