

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Alvin William Staton and Mary Jo H. Staton 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 Five Hundred
Dollars (\$ 7,500.00), 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 One and 70/100 Dollars (\$ 41.70),
commencing on the first day of September, 19 53, and on the first day of each month there-
after 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 78.

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: being known and designated as a portion of lot no. 10
of the property of E. A. Smyth, et al. and having according to a plat
entitled Property of Alvin William Staton and Mary Jo H. Staton made
by T. C. Adams dated August 19, 1953 and recorded in the R. M. C.
Office for Greenville County in Plat Book FF Page 116, the
following metes and bounds, to wit:

Beginning at an iron pin on the western side of Dempsey Street, which
iron pin is situate 1119 feet south of the intersection of Dempsey
Street and Chapman Road and running thence along the western side of
Dempsey Street S 31-50 W 75 feet to an iron pin, joint corner of
lots 10 and 11, thence along the line of lot no. 11 N 71-04 W 239.7
feet to a point in the center of a stream or branch, thence following
the line of said branch, the traverse of which is N 49-38 E 85 feet
to an iron pin, thence on a new line through lot no. 10 S 71-04 E
213 feet to an iron pin on the western side of Dempsey Street, the
point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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