

MORTGAGE.

FILED GREENVILLE COUNTY

SEP 1 3 1953

ELLIE FARRINGTON

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

LAWRENCE R. FERGUSON

hereinafter spoken of as the Mortgagor send greeting.

Whereas Lawrence R. Ferguson

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 TWELVE THOUSAND FIVE HUNDRED AND NO/100 - - - - - Dollars

(\$ 12,500.00), 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 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

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with interest thereon from the date hereof at the rate of Five per centum per annum, said interest to be paid on the 1st day of September 1953 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of October 1953, and on the 1st day of each month thereafter the sum of \$ 98.85 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of August 1958, and the balance of said principal sum to be due and payable on the 1st day of September 1958, the aforesaid monthly payments of \$ 98.85 each are to be applied first to interest at the rate

of Five per centum per annum on the principal sum of \$ 12,500.00 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 note and for the better securing the payment of the said sum of money mentioned in the condition of the said note 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, County of Greenville, State of South Carolina, being known and designated as the major portion of Lot No. 162 as shown on plat of property of Central Development Corporation, recorded in Plat Book BB, at Pages 22 and 23 of the R. M. C. Office for Greenville County, S. C. and having according to a recent survey made by R. E. Dalton, August, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Dellwood Drive, the front joint corner of Lots No. 161 and 162 and running thence with the joint line of said lots S. 27-34 E. 176 feet to an iron pin in branch; thence with said branch as the line S. 63-51 W. 140 feet to an iron pin; thence N. 16-36 W. 188.9 feet to an iron pin on the south side of Dellwood Drive; thence with the south side of said street N. 73-45 E. 50 feet to an iron pin; thence continuing with the south side of said street N. 65-0 E. 55 feet to the beginning corner.