

MORTGAGE.

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

DEAS MANNING RICHARDSON, Jr.,

hereinafter spoken of as the Mortgagor send greeting.

Whereas DEAS MANNING RICHARDSON, Jr.,

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 SEVEN THOUSAND,

SEVEN HUNDRED AND NO/100 - - - - - Dollars

(\$ 7,700.00), 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

- - SEVEN THOUSAND, SEVEN HUNDRED AND NO/100 - - - - -

- - - - - Dollars (\$7,700.00)

with interest thereon from the date hereof at the rate of 4-3/4 per centum per annum, said interest to be paid on the 1st day of October 1953 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of November 1953, and on the 1st day of each month thereafter the sum of \$ 49.76 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of September, 19 73, and the balance of said principal sum to be due and payable on the 1st day of October, 19 73; the aforesaid monthly payments of \$ 49.76 each are to be applied first to interest at the rate

of 4-3/4 per centum per annum on the principal sum of \$ 7,700.00 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 as Lot No. 1, Block G, Croftstone Acres, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, as "Revision of a Portion of Croftstone Acres" in Plat Book Y, page 91; also a revised plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book R, at page 169; and having, according to the said plats and a plat of "Revision of Lot 1, Block G, and Lot 1, Block F, Croftstone Acres" made by Piedmont Engineering Service August 3, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Wedgewood Drive in the Northeast intersection of Wedgewood Drive and Mitchell Street and running thence N. 4-54 W. 176.4 feet to an iron pin; thence N. 59-45 E. 77.6 feet to an iron pin, joint rear corner Lots 1 and 2; thence S. 12-33 E. 170.8 feet to an iron pin on the Northerly side of Wedgewood Drive, joint front corner Lots 1 and 2; thence along the Northerly side of Wedgewood Drive S. 63-40 W. 103 feet to an iron pin, the point of beginning.

This is the same property deeded by T. CroftStone to the mortgagor by deed dated February 2, 1948, recorded in Deeds Volume 335, page 138, and deeded by T. C. Stone, et al., to the mortgagor by deed dated August 31, 1950, and recorded in Deeds Volume 441, page 277, less a triangular strip fronting 12 feet on Wedgewood Drive deeded by the mortgagor for street purposes.

Handwritten notes and signatures at the bottom of the page, including a signature that appears to be "Deas Manning Richardson, Jr." and other illegible scribbles.