

MORTGAGE.

State of South Carolina,
County of GREENVILLE

FEB 20 11 03 AM 1954

OLLIE FARNSWORTH

To All Whom These Presents May Concern

James Lester Sanderson

hereinafter spoken of as the Mortgagor send greeting.

Whereas James Lester Sanderson

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

Eleven Thousand One Hundred Fifty and no/100 Dollars

(\$ 11,150.00), 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

Eleven Thousand One Hundred Fifty and no/100 Dollars (\$ 11,150.00)

with interest thereon from the date hereof at the rate of 4-1/2 per centum per annum, said interest to be paid on the 1st day of March 1954 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of March 1954, and on the 1st day of each month thereafter the sum of \$ 61.98 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of January 1979, and the balance of said principal sum to be due and payable on the 1st day of February 1979; the aforesaid monthly payments of \$ 61.98 each are to be applied first to interest at the rate

of 4-1/2 per centum per annum on the principal sum of \$11,150.00 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 County of Greenville, State of South Carolina, in Chick Springs Township near Paris Station, being known and designated as lot no. 33 according to the plat of Super Highway Home Sites made by Dalton & Neves, dated May 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book P, at page 53, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Lee Road, joint front corner of lots 47 and 35, which iron pin is situate 375 feet west of the intersection of Meridian Avenue and Lee Road, and running thence along the northern side of Lee Road S 73-35 W 95 feet to an iron pin, joint front corner of lots 32 and 33, thence along the line of lot 32, N 16-25 W 153.2 feet to an iron pin, joint rear corner of lots 32, 33, 34 and 35, thence along the line of lot 34, N 87-20 E 97.85 feet to an iron pin, joint rear corner of lots 33 and 47, thence with the line of lot 47, S 16-25 E 130 feet to the point of beginning.

Together with all fixtures now or hereafter attached to or used in connection with the premises herein described 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 furnace and 500 gal. fuel tank
40 gal. elec. water heater