

**MORTGAGE**

GREENVILLE CO. S.C.  
FEB 26 4 27 PM 1954  
OLLIE FARNSWORTH  
R.M.C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Melvin Ragsdale 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 Seven Hundred Dollars (\$ 7,700.00 ), 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 74/100 Dollars (\$ 48.74 ), commencing on the first day of April, 19 54, 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 March, 19 74.

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. 11 of the property of E. A. Smyth, et al., according to plat of record in the R.M.C. Office for Greenville County in Plat Book D at page 170, and having according to a more recent plat made by T. C. Adams, dated February 23, 1954 and recorded in plat book W, at page 32, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Dempsey Street at the joint line of lots 10 and 11, which iron pin is situate 1194 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, thence N 71-04 W 200 feet to an iron pin, thence continuing the same course N 71-04 W 18 feet to the center of the branch, thence the traverse line N 31-50 E 75 feet to a point in the center of the branch, thence S 71-04 E 12 feet to an iron pin, thence continuing S 71-04 E 200 feet to the point of beginning.

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