

MORTGAGE

FILED
GREENVILLE CO. S. C.

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

FEB 22 11 22 AM 1955

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jimmy Nixon

OLLIE FARNSWORTH

Greenville, South Carolina

, hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co.

organized and existing under the laws of the State of South Carolina, a corporation 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 Eight thousand One hundred Dollars (\$ 8,100.00), 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 Five and 04/100 Dollars (\$ 45.04), commencing on the first day of March, 1955, 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 February, 1955.

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: In the City of Greenville, being known as lot no. 24 according to plat of College Heights made by Dalton & Sons, Inc. on August 1, 1928 and recorded in the R.L.C. Office for Greenville County in Plat Book P at Page 75 and having according to said plat the following metes and bounds, to-wit:

beginning at an iron pin on the southwestern side of Tintona Avenue, at the joint front corner of lots nos. 24 and 25, which iron pin is situate 50 feet northwest of the curved intersection of Tintona Avenue and Princeton Avenue, and running thence along the line of lot no. 24, S 58-30 W, 144.2 feet to an iron pin, corner of lots nos. 24 and 25; thence along the line of lot no. 25, N 35-10 W, 75 feet to an iron pin; thence along the line of lots nos. 17 and 18, S 35-10 W, 144.2 feet to an iron pin on the southwestern side of Tintona Avenue; thence S 35-10 W, 75 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