

**MORTGAGE**

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GREENVILLE CO. S. C. BOOK 675 PAGE 115  
APR 17 2 44 PM 1956

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

OLLIE EARNSWORTH  
- R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Paul J. Madsen of  
Greenville, S. C., 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 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 Seventy-Four Hundred Fifty and no/100  
Dollars (\$ 7,450.00 ), with interest from date at the rate of four and one-half per centum  
( 4½% ) per annum until paid, said principal and interest being payable at the office of C. Douglas  
Wilson & Co. in Greenville, S. C.,  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Forty-Seven and 16/100 Dollars (\$ 47.16 ),  
commencing on the first day of June, 19 56, and on the first day of each month there-  
after 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 May, 19 76.

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:

All that certain piece, parcel or lot of land, with the buildings and improve-  
ments thereon, lying and being on the southerly side of Monteith Circle, near the  
City of Greenville, S. C., being shown as the easterly portion of Lots Nos. 15 and  
16 on the plat of Monteith Heights as recorded in the RMC Office for Greenville  
County, S. C. in Plat Book B, page 185, said lot fronting 55 feet on the southerly  
side of Monteith Circle and having a depth of 154.2 feet on the easterly side, a  
depth of 149 feet on the westerly side, and being 55 feet across the rear. The  
northwesterly corner of this lot is located on the southerly side of Monteith Circle  
at a point 61.8 feet east of the southeasterly corner of the intersection of Monteith  
Circle and Old Augusta Road.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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