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FHA Form No. 217 (Rev. February 1954)

OLLIE FARNSWORTH BOOK 677 PAGE 461
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

FLOYD M. KAY, JR. 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 Nine Thousand Three Hundred Dollars (\$9,300.00), with interest from date at the rate of four & 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 Fifty-one and 71/100 - - - - - Dollars (\$51.71), commencing on the first day of July, 1956, 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 June, 1981.

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 building and improvements thereon, situate, lying and being on the Northeast side of Edgewood Drive, near the City of Greenville, S. C., being shown as Lot No. 6 on plat of property of B. R. O'Neall, prepared by C. C. Jones & Associates, Engineers, dated March, 1955, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book J7, Page 166, and being more particularly shown on plat of property of Floyd M. Kay, Jr., dated April 27, 1956, prepared by C. C. Jones & Associates, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the Northeastern side of Edgewood Drive, which iron pin is 276 feet North of Mills Ave. Ext., and running thence along the Northeastern side of Edgewood Drive, N. 26-50 W. 80 feet to an iron pin, joint front corner of Lots 5 and 6; thence turning and running along the joint line of said lots, N. 53-38 E. 157.1 feet to an iron pin, joint rear corner of Lots 5 and 6; thence turning and running S. 29-14 E. 30 feet to an iron pin; thence S. 37-06 W. 174 feet to an iron pin on the Northeast side of Edgewood Drive, 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