

FEB 28 3 55 PM 1958

MORTGAGE

OLLIE F. SMITH
R. M. C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Louis Watkins 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 **Sixteen Thousand Four Hundred Dollars (\$16,400.00)**, with interest from date at the rate of **five and one-fourth** centum (**5 1/4%**) 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 **Ninety Eight and 40/100** Dollars (\$ **98.40**), commencing on the first day of **April**, 1958, 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 **83**.

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: **near Greenville, S.C. known as lot no. 342 on unrecorded plat of property of Robert J. Edwards and being shown as lot no. 342 on plat of property of Louis Watkins made by T. C. Adams dated February 22, 1958 and recorded in the R.M.C. Office for Greenville County in plat book PP at page 79 and having, according to said plat, the following metes and bounds, to-wit:**

Beginning at an iron pin on the northwestern side of Chasta Avenue, at the joint front corner of lots nos. 341 and 342, which iron pin is situate 485 feet northeast of the curved intersection of Chasta Avenue and Cherokee Drive and running thence along the northwestern side of Chasta Avenue N 43-00 E, 100 feet to an iron pin at the corner of lot 343; thence with said lot N 47-00 W, 224.8 feet to an iron pin in the line of lot no. 282; thence with the line of lots nos. 282 and 283, S 43-00 W, 100 feet to an iron pin at the rear corner of lot no. 341; thence with said lot S 47-00 E, 224.8 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