

**MORTGAGE**

APR 3 2 43 PM 1959

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas G. Stephens 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 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 Eighty-Two Hundred and No/100 Dollars (\$8200.00), with interest from date at the rate of Five & One-Fourth per centum (5 1/4 %) 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 Fifty-Five and 27/100----- Dollars (\$55.27), commencing on the first day of May, 1959, 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 April, 1979.

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 piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of Dempsey Street, being known and designated as lot No. 7 of the Homer Dempsey Property, as shown on plat thereof recorded in the R.M. C. Office for Greenville County in Plat Book J at Page 195, and having, according to a recent survey made by R. B. Bruce of the property of Thomas G. Stephens, dated April 1959, the following metes and bounds:

BEGINNING at a point on the East side of Dempsey Street at joint corner of lots Nos. 6 and 7 and running thence with line of lot No. 6, South 60-40 East 210 feet to rear corner of said lot; thence South 28-13 West 100 feet to corner of lot No. 8; thence with line of lot No. 8, North 60-40 West 215 feet to a point on Dempsey Street at joint front corner of lots Nos. 7 and 8; thence running with the Eastern edge of said Street, North 31-50 East 100 feet to the beginning corner.

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

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R.M.C. FOR GREENVILLE COUNTY  
RECORDED

FOR SALES TO THE MORTGAGEE  
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