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BOOK 841 PAGE 151

FHA Form No. 9176-M  
(With Service Charge)  
Revised Nov. 1958

OLIVE PRINCE

# MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN: Carl J. Sexton,

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

organized and existing under the laws 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 Seven Thousand Nine Hundred and Dollars (\$7,900.00- ), with interest from date at the rate of five and three-fourths percentum (5 3/4%) 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 Forty-Six and 14/100- - - - - Dollars (\$ 46.14- - -), commencing on the first day of January, 19 61, 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 December, 19 90.

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 thereupon situate on the Northerly side of Pleasant Ridge Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 9 and the Westerly and adjoining one-half (1/2) of Lot No. 8, Pleasant Valley, according to plat thereof prepared by Dalton & Neves dated April, 1946, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "P" at pages 92 and 93, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northerly side of Pleasant Ridge Avenue at joint front corner of Lots 9 and 10, which pin is 174.5 feet East of iron pin in the Northeast corner of the intersection of Pleasant Ridge Avenue with Long Hill Street; thence along said joint line N. 0-08 W. 160 feet to an iron pin on the line of property of Augusta Road Ranches (or formerly); thence along said line N. 89-52 E. 90 feet to an iron pin in the center point on the rear line of Lot No. 8; thence on a straight line through the center of Lot No. 8 S. 0-08 E. 160 feet to an iron pin at the center point on the front line of Lot No. 8 on the Northerly side of Pleasant Ridge Avenue; thence along said Pleasant Ridge Avenue S. 89-52 W. 90 feet to an iron pin at 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

For Designment See R. E. M. Book 857 Page 115