

JUN 5 9 40 AM 1961

BOOK 859 PAGE 405

MORTGAGE

CORRECTIVE MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, CLARENCE W. MARTIN, 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.

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 Fifteen Thousand Three Hundred Dollars (\$15,300.00), with interest from date at the rate of Five and One-Half per centum (5½%) 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-Four and 10/100ths Dollars (\$94.10- - -), commencing on the first day of July, 1961, 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, 1966.

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 the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, Greenville Township, on the northern side of East North Street Extension (formerly Old Spartanburg Road), shown and designated as a part of Lot No. 59 on a plat of the property of Mrs. Corrine Bates prepared by Piedmont Engineering Service in January, 1949, and recorded in the Office of the R.M.C. for Greenville County in Plat Book "S" at page 183, and having, according to more recent plat prepared by T. C. Adams, R.E., the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of East North Street Extension (formerly Old Spartanburg Road) at joint front corner of Lots 58 and 59; said pin being located 100 feet northeast of the northeast intersection of Twinbrook Drive (formerly Dayton Avenue) and East North Street Extension (formerly Old Spartanburg Road) and running thence N. 28-30 W. 195.8 feet to an iron pin at joint rear corner of Lots 58 and 59; thence along the rear line of Lot 68 N. 56-37 E. 92 feet to a fence post; thence S. 29-16 E. 195.8 feet to an iron pin on the northerly side of East North Street Extension (formerly Old Spartanburg Road); thence along said East North Street Extension (formerly Old Spartanburg Road) S. 56-45 W. 94.6 feet to an iron pin at joint front corner of Lots 58 and 59, the point of beginning.

This is a corrective mortgage, drawn for the purpose of correcting certain discrepancies in the original.

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