

MORTGAGE.

State of South Carolina,
County of Greenville

To All Whom These Presents May Concern

Edith R. Phillips

hereinafter spoken of as the Mortgagor send greeting.

Whereas Edith R. Phillips

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Eighteen thousand and no/100 (\$18,000.00) ----- Dollars

(\$ 18,000.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain note or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of Eighteen thousand and no/100 (\$18,000.00) -----

October 1, 1961 Dollars (\$ 18,000.00)

with interest thereon from ~~the date hereof~~ at the rate of 5-3/4 per centum per annum, ~~said interest~~ ~~to be paid on the~~ ~~first day of~~ ~~each month thereafter~~ ~~the~~ ~~sum of~~ ~~\$ 126.54~~ ~~to be applied on the interest and principal of said note, said payments to continue~~ ~~up to and including the~~ ~~first day of~~ ~~September~~ ~~1981~~ ~~and the balance~~ ~~of said principal sum to be due and payable on the~~ ~~first day of~~ ~~October~~ ~~1981~~ ~~the aforesaid monthly payments of \$ 126.54 each are to be applied first to interest at the rate~~ ~~of 5-3/4 per centum per annum on the principal sum of \$ 18,000.00~~ ~~or so much thereof as shall~~ ~~from time to time remain unpaid and the balance of each monthly payment shall be applied on account~~ ~~of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being~~ ~~thereby expressly agreed that the whole of the said principal sum shall become due after default in the pay-~~ ~~ment of interest, taxes, assessments, water rate or insurance as hereinafter provided.~~

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said note and for the better securing the payment of the said sum of money mentioned in the condition of the said note with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released, and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 35 and a portion of Lot No. 34, Section A, Gower Estates, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ, Pages 146 and 147, and having, according to a plat thereof recorded in the said R. M. C. Office in Plat Book ZC, Page 43, the following metes and bounds, to wit:

BEGINNING at a point on the southwestern side of Carolina Avenue at the joint front corner of Lots Nos. 35 and 36, which point is 355 feet in a northwesterly direction from the curvature of the intersection of Carolina Avenue and Pimlico Road, and running thence with the joint line of said lots, S 43-34 W 153.8 feet to a point; thence S 53-20 E 148 feet to a point; thence, with the creek as the line, N 57-31 E 83.1 feet to a point; thence N 24-39 E 106.5 to a point in the southwestern side of Carolina Avenue; thence with the southwestern side of Carolina Avenue, N 65-21 W 140 feet to the point of beginning.