

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Roland W. Sasser, Jr. and Betty H. Sasser

Greenville, S. C.

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 Fifteen Thousand Nine Hundred
Dollars (\$ 15,900.00), with interest from date at the rate of five and one-quarter 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
Eighty-Seven and 93/100 Dollars (\$ 87.93)
commencing on the first day of December, 19 61, and on the first day of each month there-
after 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 November, 19 91.

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 certain piece, parcel or lot of land, with the buildings and improvements
thereon, lying and being on the easterly side of Broughton Drive, in the City of
Greenville, S. C., being the greater portion of Lot 40 and a triangular portion of
Lot 39 (which last mentioned lot is designated as Park Playground), in Block H, on
plat of Croftstone Acres as recorded in the RMC Office for Greenville County, S. C.
in Plat Book S, pages 78 and 79, and being further shown on a plat entitled Revision
of Block H, Lots 40, 41, 42 and Park, Croftstone Acres, as recorded in said RMC Office
in Plat Book X, page 62, and having according to the last mentioned plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Broughton Drive, said pin being lo-
cated on the front line of lot designated as Park (Lot 39), at a point 45 feet north-
west of the joint front corner of Lot 40 and the Park lot, and running thence on a
line through the Park lot N 79-18 E 261 feet to an iron pin in the line of Lot 40;
thence with the line of Lot 40 N 69-15 E 24 feet to an iron pin; thence S 7-01 E 75
feet to an iron pin, joint rear corner of Lots 40 and 41; thence with the joint line
of Lots 40 and 41 S 66-55 W 168.6 feet to an iron pin; thence on a line through Lot
40 S 87-10 W 121.6 feet to an iron pin in the center of the front line of Lot 40;
thence with the front line of Lot 40 N 2-50 W 45 feet to an iron pin, joint front
corner of Lot 40 and the Park lot; thence with the front line of the Park lot
N 10-42 W 45 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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