

MORTGAGE

FILED
GREENVILLE CO. S.C.
APR 13 1 10 PM 1962
O.L.L.I.E. J. WORTH

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE,

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DANIEL J. HART,

Greenville, South Carolina, hereinafter called the Mortgagor, send (a) 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 EIGHT THOUSAND ONE HUNDRED AND NO/100 Dollars (\$ 8,100.00), with interest from date at the rate of Five and 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, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Forty Four and 79/100 Dollars (\$ 44.79), commencing on the first day of June, 19 62, 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 May, 19 92.

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 buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as all of Lot #49 and part of Lot #50, Plat of property of Edgar C. Waldrop, which plat is recorded in the office of the R. M. C. for Greenville County, S. C. in Plat Book B, page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an Iron pin on the East side of Concord Street (formerly Dover Street), at the corner of lot heretofore conveyed to W. F. Poole, and running thence with the Eastern side of Concord Street S. 3-56 E. 8 feet to an iron pin, joint corner of Lots 49 and 50; thence with the curve of Laurel and Gantt Streets 102.9 feet, the chord of which is S. 55-13 E.; thence with Gantt Street N. 58-30 E. 78.3 feet to an iron pin at the corner of Lot 48; thence with the line of Lot 48 N. 3-56 W. 43.2 feet to an iron pin at the corner of the Poole's lot; thence with the Poole's lot in a southwesterly direction 150 feet, more or less, to the point of Beginning; this course and distance, according to a plat of property of Daniel J. Hart made by Dalton & Neves, Engineers, April, 1962, is S. 83-24 W. 150.2 feet.

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