

MORTGAGE
State of South Carolina,
County of Greenville

To All Whom These Presents May Concern

ERNEST F. McDUFFIE same as Ernest F. McDuffie

hereinafter spoken of as the Mortgagor send greeting:

Whereas ERNEST F. McDUFFIE

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 TWENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 Dollars

(\$ 24,900.00) 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 TWENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 Dollars

(\$ 24,900.00)

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 1st day of August 1962 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of September 1962, and on the 1st day of each month thereafter the sum of \$ 200.78 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July 1977, and the balance of said principal sum to be due and payable on the 1st day of August 1977; the aforesaid monthly payments of \$ 200.78 each are to be applied first to interest at the rate of 5-3/4 per centum per annum on the principal sum of \$ 24,900.00 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 payment 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 Parts of Lots 37 and 38, Plat of Property of D. T. Smith, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, page 108, and also in Plat Book V, at page 111, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Mount Vista Avenue, said iron pin being 110 feet in a southwesterly direction from the intersection of Rock Creek Drive (formerly Ioka Street) and Mount Vista Avenue, and running thence N. 25-40 W. 200 feet to an iron pin, thence S. 64-20 W. 90 feet to an iron pin, thence S. 25-40 E. 200 feet to an iron pin on Mount Vista Avenue, thence along Mount Vista Avenue N. 64-20 E. 90 feet to an iron pin, the point of beginning.