

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 10 2 49 PM 1964

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 948 PAGE 307

WHEREAS, I, Catherine B. Oakes, am

(hereinafter referred to as Mortgagor) well and truly indebted unto Sidney M. Wilson, Calvin G. Ridgeway and William P. Cleland, Successor Trustees, of C. Douglas Wilson & Co. Profit Sharing Trust,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Five Thousand & no/100 - - - (\$5,000.00) - - - - -

-----Dollars (\$5,000.00) due and payable as follows: \$97.84 on the 1st day of February, 1964, and the sum of \$97.84 on the 1st day of each month thereafter, up to and including December 1, 1968, and the balance thereof on January 1, 1969, payments to be applied first to interest and the balance to principal, the maker reserving the right to anticipate any part or all of the balance due at any time, without penalty or fee,

one-half (6 1/2%)
with interest thereon from date at the rate of six &/ per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northwesterly side of Scarlett Street, in the City of Greenville, and being designated as Lot No. 167 on plat of Sherwood Forest, as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book GG, pages 70 and 71.

This mortgage is subordinate and junior to that certain mortgage given by Charles E. Oakes and Catherine B. Oakes to C. Douglas Wilson & Co., dated April 21, 1955, and recorded in Mortgage Book 635, page 145 in the R. M. C. Office for Greenville County, S. C.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

M. Estimation & Acknowledgment by O. & M. Oakes 10/21/1964 Page 307.