

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FEB 16 11 10 AM '70  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. H. C.

WHEREAS, E. M. PAUL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. DOUGLAS WILSON & CO.

(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, to the sum of

Eight Thousand and No/100ths Dollars (\$8,000.00) due and payable

on demand.

with interest thereon from Date at the rate of 8% per centum per annum, to be paid: monthly commencing, 6 months after date

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, being known and designated as Lot No. 176 as shown on revised map No. 3, Sans Souci Heights, said plat recorded in the R. H. C. Office for Greenville County in Plat Book 68, at page 2-1, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lot Nos. 175 and 176, said iron pin being 140 feet southwest from the intersection of Forkedriver Street and Langston drive and running thence S. 73-01 W. 70 feet along Langston drive to the joint front corner of Lot Nos. 174 and 177; thence S. 73-01 W. 70 feet to the joint line of said Lots, N. 21-06 E. 131.1 feet to the joint rear corner of said Lots; thence N. 67-34 E. 70 feet to the joint rear corner of Lot Nos. 173 and 178; thence S. 21-06 E. 160.4 feet with the joint line of said Lots to a iron pin on Langston drive, the point of beginning.

Said property being the same property conveyed to the Mortgagor herein by deed to be recorded in the R.H.C. Office for Greenville County of Green State.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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, his 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.