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# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

WHEREAS: STEPHEN P. SPENCER

of Greenville, South Carolina hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co.

a corporation organized and existing under the laws of South Carolina hereinafter called 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 Twelve Thousand Two Hundred Fifty and no/100 Dollars (\$12,250.00), with interest from date at the rate of Seven per centum (7%) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Eighty-one and 59/100 Dollars (\$81.59), commencing on the first day of May 1971, and continuing 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 April 2001.

Now, Know ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the north side of Pleasant Ridge Avenue, being known and designated as Lot 29, Sec. 1, of Pleasant Valley, and, according to plat recorded in the R.M.C Office for Greenville County, South Carolina in Plat Book P, Page 33, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of Pleasant Ridge Avenue joint front corner of Lots 28 and 29 and running thence N. 0-08 W., 160 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin; thence S. 0-08 E. 160 feet to an iron pin on the Northern edge of Pleasant Ridge Avenue; thence with said Pleasant Ridge Avenue, N. 89-52 W., 60 feet to an iron pin, the point of beginning.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;