GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.M.C.

BOOK 1197 PAGE 231

SOUTH CAROLINA

VA Form 26—6328 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

WHEREAS:

Duke C. Nivens and Clare McAbee Nivens ---------- 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 Twenty-one Thousand Four Hundred and No/100 ---------- Dollars ($ 21,400.00 ---), 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. ---------- in Greenville, South Carolina ----------, 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 One Hundred Forty-two and 52/100 ---------- Dollars ($ 142.52 -----), commencing on the first day of August ---------, 19 71, 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 July --------, 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 piece, parcel or lot of land situate, lying and being on the northeastern side of Lisa Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 48 of a subdivision known as Wade Hampton Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 15; said lot having such metes and bounds as shown thereon.

STATE OF SOUTH CAROLINA)
) ASSIGNMENT
COUNTY OF GREENVILLE)

FOR VALUE RECEIVED C. DOUGLAS WILSON & CO. hereby assigns, transfers and sets over to The Philadelphia Saving Fund Society, the within mortgage and the note which the same secures, without recourse.

Dated this 30th day of June, 1971.

IN THE PRESENCE OF:
Perry B. von Wiegandt
Esmley H. Curton

C. DOUGLAS WILSON & CO.
BY
AUGUST H. BALZ
VICE PRESIDENT

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;