

GREENVILLE CO. S.C.

Dec. 9 2:35 PM '71

BOOK 1216 PAGE 19

MORTGAGE

OLLIE FARNSWORTH  
R. H. C.

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

ARNOLD BERNSTEIN and WILLARDEAN B. BERNSTEIN

hereinafter spoken of as the Mortgagor send greeting.

Whereas ARNOLD BERNSTEIN and WILLARDEAN B. BERNSTEIN

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 Three Hundred Seventy-Five Thousand and 00/100 Dollars

(\$ 375,000.00), 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

Three Hundred Seventy-Five Thousand Dollars (\$ 375,000.00)

with interest thereon from the date hereof at the rate of 9 per centum per annum, said interest to be paid on the 1st day of February 19 72 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the First day of February 19 72, and on the First day of each month thereafter the sum of \$ 3,225.00 to be applied on the interest and principal of said note, said payments to continue up to and including the First day of January 19 95, and the balance of said principal sum to be due and payable on the First day of February 19 95; the aforesaid monthly payments of \$ 3,225.00 each are to be applied first to interest at the rate of 9 per centum per annum on the principal sum of \$ 375,000 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 on the northern side of Regency Hills Drive near the City of Greenville, Greenville County, State of South Carolina, and known and designated as a portion of property of Botany Woods Building & Sales Co., Inc. by plat prepared by Carolina Engineering & Surveying Co. dated July, 1969, and revised October, 1970; and as shown on a plat prepared for Arnold Bernstein and Willardean B. Bernstein by Carolina Engineering & Surveying Co. dated November 23, 1971 to be recorded in the RMC Office of Greenville County contemporaneous with this mortgage. Said property having the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Regency Hills Drive at the joint corner of this tract and property of Phillips Petroleum Co. which point is 141.8 feet east from the curved intersection of said Drive with Pleasantburg Drive (S.C. Highway 291) and running thence with the joint line of said property N. 5-19 W., 200 feet to an iron pin in the line of property now or formerly of Vandiver and Sullivan and running thence with that line N. 85-35 E., 200 feet to an iron pin; running thence S. 5-19 E., 200 feet to an iron pin on the northern side of Regency Hills Drive; running thence with the northern side of said Drive S. 85-35 W., 200 feet to an iron pin, point of beginning.