

FILED GREENVILLE CO. S. C.

SEP 6 4 57 PM '72

ELIZABETH WILSON MORTGAGE

VA Form 26-4138 (Home Loan) Revised August 1963. Use Optional. Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

WHEREAS:

JAMES ROBERT STOUT AND EDNA A. STOUT, 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 Thousand Five Hundred and No/100 Dollars (\$ 20,500.00 ), 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 Thirty-Six and 53/100 Dollars (\$ 136.53 ), commencing on the first day of November, 1972, 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 October, 2002.

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, near the City of Greenville State of South Carolina; lying and being on the northeasterly side of Watkins Road, being known and designated as Lot No. 1 on an unrecorded plat of Joe E. Hawkins Property, and a small triangular portion of property formerly owned by Mary Eva Rector and Carlos A. Rector; and having, according to a more recent survey entitled "Property of James Robert Stout," dated August 31, 1972, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-U, page 90, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Watkins Road, said iron pin being 235.4 feet from the intersection of Watkins Road and Derwood Lane; and running thence N. 81-03 E. 219 feet to an iron pin; and running thence S. 29-26 E. 120 feet to an iron pin, turning and running thence S. 83-27 W. 222.7 feet to an iron pin on the northeasterly side of Watkins Road; running thence with the northeasterly side of Watkins Road, N. 29-26 W. 110 feet to an iron pin to the point of beginning.

For deed into Grantors' deed Book 884, page 304 and Deed Book 884, page 311; this conveyance is subject to all easements, covenants, conditions, and rights of way affecting the above-described property; GRANTEES TO PAY 1971 TAXES

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;