FILED
GREENVILLE CO. S. C.

JUN 12 4 08 PM '74

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1313 PAGE 465

MORTGAGE.

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

Leo M. Joyce and Carol Joyce

hereinafter spoken of as the Mortgagor send greeting.

Whereas Leo M. Joyce and Carol Joyce

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 Twenty Thousand and 00/100--Dollars ($20,000.00), 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 Twenty Thousand and 00/100--Dollars ($20,000.00)

with interest thereon from the date hereof at the rate of seven per centum per annum, xxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx said interest and principal sum to be paid in installments as follows: Beginning on the first day of August 1974, and on the first day of each month thereafter the sum of $141.36 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of June, 1999, and the balance of said principal sum to be due and payable on the first day of July, 1999; the aforesaid monthly payments of $141.36 each are to be applied first to interest at the rate of seven per centum per annum on the principal sum of $20,000.00 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 in the City of Mauldin, County of Greenville, State of South Carolina on the southern side of Bridges Road and shown on plat entitled "Revision of Lot 65, Section II, Holly Springs Subdivision", prepared by Piedmont Engineers, dated February 13, 1974, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5G at Page 9 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Bridges Road at the joint front corner of Lots 65 and 66 and running thence with the joint line of said lots as revised, S. 6-24 W. 153.88 feet to an iron pin; thence along the joint rear line of Lot 70, S. 88-20 W. 23.5 feet; thence continuing along the rear of Lots 70 and 71, N. 88-11 W. 78.5 feet to an iron pin; thence along the joint line of Lots 65 and 64, as revised, N. 7-17 E. 152.35 feet to an iron pin on the southern side of Bridges Road; thence along the side of said road, S. 88-08 E. 50 feet to a point; thence N. 88-08 E., 50 feet to the point of beginning.

The carpet installed in the house is considered to be a fixture and subject to the lien of this mortgage.

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