

MORTGAGE.

FILED
GREENVILLE CO. S.C.

1314 883

State of South Carolina,
County of Greenville

JUN 27 11 08 AM '74
DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern

William H. Richter & Virginia H. Richter

hereinafter spoken of as the Mortgagor send greeting.

Whereas William H. Richter & Virginia H. Richter

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 **Thirty-eight thousand and no/100**----- Dollars

(**\$ 38,000.00**), 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 **Thirty-eight thousand and no/100**-----

Dollars (\$ **38,000.00**)

with interest thereon from the date hereof at the rate of **7** per centum per annum, said interest to be paid on the **1st** day of **July** **1974** and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the **1st** day of **August** **1974**, and on the **1st** day of each month thereafter the sum of \$ **252.82** to be applied on the interest and principal of said note, said payments to continue up to and including the **1st** day of **June** **2004**, and the balance **2004** of said principal sum to be due and payable on the **1st** day of **July** **2004**; the abovesaid monthly payments of \$ **252.82** each are to be applied first to interest at the rate of **7** per centum per annum on the principal sum of \$ **38,000.00** 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 shown and designated as **Lot 139, Dove Tree** according to plat made by **Piedmont Engineers & Architects**, September 18, 1972 and recorded in RMC office of Greenville County in Plat Book 4X at Page 21. According to said plat the property is more fully described as follows:

BEGINNING at an iron pin on Peppertree Drive at the joint corner of Lots Nos. 138 and 139 and running thence with said drive N. 80-18 E. 90.6 feet to an iron pin near the intersection of Peppertree Ct. ; thence with the curve of said intersection S. 61-51 E. 39.6 feet to an iron pin on Peppertree Ct; thence with said Ct. S. 24-00 E. 105.0 feet to an iron pin; thence continuing with said Ct. S. 11-55 W. 25.0 feet to an iron pin at the joint corner of Lot No. 140; thence with line of Lot 140 S. 61-51 W. 136.0 feet to an iron pin in the line of Lot 137; thence with line of said Lot N. 9-37 E. 30.0 feet to an iron pin; thence continuing N. 16-17 W. 20.1 feet to an ironpin at the corner Lot No. 138; thence with the line of said lot N. 16-17 W. 145.0 feet to an iron pin, the point of beginning.

The property above described is the same as conveyed to mortgagor by deed to be recorded herewith.

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