GREENVILLE CO. S.C.

BOOK 1315 PAGE 258

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

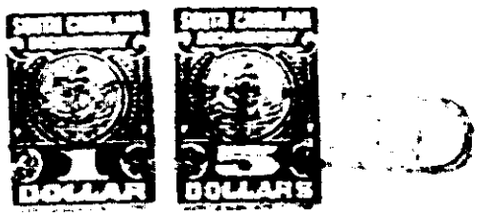
George H. Carr and Betty Carr of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co. , a corporation organized and existing under the laws of South Carolina , hereinafter called the 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 Fifteen Thousand ---------- Dollars ($ 15,000.00), with interest from date at the rate of Eight and 3/4 ---------- per centum (8 3/4 %) 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, in monthly installments of One Hundred Eighteen and 05/100---------- Dollars ($ 118.05), beginning on the first day of August , 19 74, and 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, 2004.

NOW, KNOW ALL MEN, That the 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, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, on the northern side of Briarcliff Drive and the eastern side of Brookside Avenue and being a portion of Lot No. 16 on a plat of East Overbrook recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E, Page 159, reference being made to said plat for a metes and bounds description thereof.

This is the identical property conveyed to the mortgagors herein by deed of James L. Grant to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in anywise incident or appertaining, and all the rents, issues and profits which may arise or be had therefrom, including all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all the principal and interest and other sums payable under the note and this mortgage at the times and in the manner provided therein. Mortgagor is authorized to make payments in advance of the due date, provided such payments are in multiples of one month's principal and interest. Mortgagor is also authorized to make payments in addition to the regular payments in any year in an amount not exceeding one regular payment, provided such payments are made at least thirty

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