

MORTGAGE.

VOL. 400 PAGE 43

State of South Carolina,
County of Greenville

To All Whom These Presents May Concern: FILED GREENVILLE CO. S. C.

I, Linder B. Duncan,

SEP 9 5 03 PM 1948

hereinafter spoken of as the Mortgagor send greeting.

Whereas the said Mortgagor OLIE FARNSWORTH

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

Five Thousand and Eight Hundred and Fifty Dollars

(\$ 5,850.00), 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 bond 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

Five Thousand and Eight Hundred and Fifty Dollars (\$ 5,850.00)

with interest thereon from the date hereof at the rate of four per centum per annum, said interest to be paid on the 1st day of October 1948 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of November 1948, and on the 1st day of each month thereafter the sum of \$ 35.45 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of September 1968, and the balance of said principal sum to be due and payable on the 1st day of October 1968; the aforesaid monthly payments of \$ 35.45 each are to be applied first to interest at the rate of four per centum per annum on the principal sum of \$ 5,850.00 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 bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, 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 East side of Pine Street, near the limits of the Town of Greer and North thereof, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 1 on a plat of the property of Mrs. Evelyn Gentry by H.S. Brockman, Surveyor, dated April 12, 1941, re-surveyed and platted as the property of Linder B. Duncan by H.S. Brockman, Surveyor, on September 6, 1948, and having the following courses and distances, to wit:

Beginning at an iron pin on the East side of Pine Street, corner of Lot No. 2 and 150 feet Southward from the intersection of Pine Street and Vandevater Street, and running thence along said Pine Street, S. 2.45 W. 75 feet to iron pin; thence S. 89.12 E. 150 feet to iron pin; thence N. 2.45 E. 75 feet to iron pin, corner of Lot No. 2; thence N. 89.12 W. 150 feet to the beginning corner.

This is the same property conveyed to Linder B. Duncan by deed of Carroll Eledge, dated January 2, 1948, and recorded in Deed Book 331, page 497, R.M.C. office for Greenville County.