

MORTGAGE.

State of South Carolina,

County of

To All Whom These Presents May Concern

VOL 435 PAGE 321  
FILED  
GREENVILLE CO. S. C.

AUG 27 8 59 AM 1949

CLIE FARR WORTH  
R.M.C.

I, Charles B. Duncan

hereinafter spoken of as the Mortgagor send greeting.

Whereas Charles B. Duncan

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 Twelve Hundred and no/100 Dollars

( \$ 1200.00 ), 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

Twelve Hundred and no/100

Dollars (\$1200.00)

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 September 1949 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of October 1949, and on the 1st day of each month thereafter the sum of \$8.88 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of August 1954 and the balance of said principal sum to be due and payable on the 1st day of September, 1954, the aforesaid monthly payments of \$8.88 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$ 1200.00 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 South side of Rogers Avenue near the City of Greenville, South Carolina, as Lot #31 and the Eastern half of Lot #30 on a plat of the Perry Property as recorded in Plat Book I, page 33 in the City of Greenville, Greenville County, South Carolina, said lot fronting on Rogers Avenue and having a depth of 150 feet on the East side, and having a depth of 150 feet on the West side, and being 75 feet across the rear.

This mortgage is subordinate to a certain mortgage made by

Charles B. Duncan to C. Douglas Wilson & Co., dated Aug. 26, 1949, originally in the amount of \$ 300.00, and (recorded or filed) in Greenville County, State of South Carolina on Aug. 26, 1949.

The parties hereto agree that any default under the prior mortgage shall constitute a default hereunder.

*C.B.R.*

*For Satisfaction see C. E. M. Book 75 - Page 329*

RECORDED AND CANCELLED BY RECORDER  
31 JULY 1958  
Clie Farr Worth  
GREENVILLE COUNTY, S. C.  
BOOK 75 PAGE 329