

DEC 12 11 02 AM 1950

MORTGAGE

WILLIE FARNSWORTH
R.M.T.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James T. Wilbanks of Greenville, S. C., hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Aiken Loan And Security Company

, 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 Fifty-Nine Hundred Fifty & No/100 Dollars (\$ 5950.00), with interest from date at the rate of Four & One-Fourth per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-Six and 89/100 - - - - - Dollars (\$ 36.89), commencing on the first day of January, 19 51, 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 December, 19 70 .

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: in the City of Greenville, being known and designated as lots Nos. 23 and 24, of Block E, on plat of Stone Estates, recorded in Plat Book G, at Page 292, and according to said plat and a survey by Piedmont Engineering Service, dated September 1, 1950, is described as follows:

BEGINNING at an iron pin on the East side of Druid Street, 150 feet South of the intersection of Druid Street and the Camp or Rutherford Road, joint corner of lots 24 and 53, and running thence along Druid Street, S. 11-22 W. 50 feet to an iron pin, joint front corner of lots 22 and 23; thence with joint line of said lots, S. 78-38 E. 160 feet to an iron pin; thence N. 11-22 E. 125.9 feet to an iron pin; thence S. 74-30 W. 177.2 feet to the point of beginning.

ALSO, one 30 Gallon Electric Hot Water Heater; one floor furnace and disappearing stairs, it being the intention of the mortgagor that said chattels shall constitute a part of the real estate.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and 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

For assignment see G.E. M. Book 400, Page 400.

The debt, interest, taxes, and other charges on the premises, the amount of which is not stated, shall be paid by the mortgagor, and the mortgagee shall not be liable for the same. The mortgagor covenants that he will pay the same as they become due, and that he will keep the premises insured against fire and theft, and will maintain the same in good repair and condition. The mortgagor also covenants that he will not use the premises for any purpose other than that for which they were originally intended, and that he will not use the same in any way that would be injurious to the interests of the mortgagee. The mortgagor further covenants that he will not use the premises as a dwelling house, and that he will not use the same for any purpose that would be a nuisance to the neighborhood. The mortgagor also covenants that he will not use the premises for any purpose that would be a violation of any law, ordinance, or regulation. The mortgagor further covenants that he will not use the premises for any purpose that would be a violation of any law, ordinance, or regulation. The mortgagor also covenants that he will not use the premises for any purpose that would be a violation of any law, ordinance, or regulation.