

DEC 17 11 35 AM 1952

MORTGAGE
GREENVILLE NORTH
R.M.C.

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

KARL M. SODERLUND

of

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co.

organized and existing under the laws of the State of South Carolina, a corporation 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 Five Thousand, Six Hundred Dollars (\$ 5,600.00), with interest from date at the rate of four & one-quarter per centum (4 1/4 %) 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 Thirty-Four and 72/100 - - - - - Dollars (\$ 34.72), commencing on the first day of February, 1953, 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 January, 1973.

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 piece, parcel or lot of land with the buildings and improvements thereon, situate on the north side of East Washington Road, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 95 of Block E, on plat of East Park, Boyce's Addition, made by W. A. Adams, Surveyor, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book A, at Page 383, and having, according to survey made by R. K. Campbell, December 6, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Washington Road, at joint front corner of Lots 94 and 95, Block E, and running thence with line of Lot 94, N. 17-30 W. 140 feet to an iron pin on the south side of a ten foot alley; thence along the south side of said alley, S. 86-30 W. 54.9 feet to an iron pin; thence with the line of Lot 96, S. 19-11 E. 143.2 feet to a point at end of rock wall on the north side of East Washington Road; thence along the north side of East Washington Road, N. 83-44 E. 50 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Guy J. Galloway and Eula Garrison Galloway, of even date and to be recorded herewith.

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