

MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

David L. Landreth and Ramona S. Landreth 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 the State 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 Seventy-nine Hundred and no/100 Dollars (\$ 7,900.00), with interest from date at the rate of four & one-half per centum (4½%) 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 Fifty and 01/100 Dollars (\$ 50.01), commencing on the first day of September, 19 53, 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 August, 19 73.

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: near the City of Greenville, on the eastern side of Welcome Street, being known and designated as a portion of Lots Nos. 17 and 18, as shown on a plat of a subdivision known as Welcome View, made by Piedmont Engineering Service, which plat is recorded in the R. M. C. Office for Greenville County, State of South Carolina, in Plat Book U, at page 55 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Welcome Street at the joint front corner of Lots Nos. 18 and 19, and running thence along the eastern side of Welcome Street, N. 23-27 W. 78.8 feet to an iron pin at the new joint corner of Lots Nos. 17 and 18; thence along the new common line of said lots, N. 50-51 E. 317.9 feet to an iron pin; thence S. 15-10 E. 116.45 feet to an iron pin at joint rear corner of Lots Nos. 18 and 19; thence along the common line of said lots, S. 56-50 W. 293.6 feet to an iron pin at the point of beginning.

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