

MORTGAGE.

State of South Carolina,

County of

To All Whom These Presents May Concern

JAMES E. ROESEL

hereinafter spoken of as the Mortgagor send greeting.

Whereas JAMES E. ROESEL

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 Thirteen Thousand, Five Hundred and No/100 Dollars

(\$ 13,500.00), 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 note 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 Thirteen Thousand, Five Hundred and No/100 Dollars (\$ 13,500.00)

with interest thereon from the date hereof at the rate of 4 1/2 per centum per annum, ~~said interest~~ ~~to be paid on the XXXXXXXX day of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of August 1954, and on the 1st day of each month thereafter the sum of \$ 75.04 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June, 19 79, and the balance of said principal sum to be due and payable on the 1st day of July, 19 79; the aforesaid monthly payments of \$ 75.04 each are to be applied first to interest at the rate

of 4 1/2 per centum per annum on the principal sum of \$13,500.00 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 note and for the better securing the payment of the said sum of money mentioned in the condition of the said note 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 Northwest side of Foxhall Road, in the County of Greenville, State of South Carolina, and known and designated as a greater portion of Lot No. 274, Section "B" of a subdivision known as Woodfields, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Z" at page 121, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Foxhall Road, joint front corner of Lots Nos. 274 and 273, Section "B", which iron pin is 275.5 feet in a southwesterly direction from the intersection of Foxhall Road and South Beaver Lane; running thence along the Northwestern side of Foxhall Road, S. 52-15 W. 92.7 feet to an iron pin, joint front corner of Lots Nos. 274 and 275, Section "B"; running thence along the joint line of said last mentioned lots, N. 24-00 W. 192.3 feet to an iron pin; thence N. 51-37 E. 22.5 feet to an iron pin in the rear lot line of Lot No. 274, Section "B"; running thence through Lot No. 274, Section "B", S. 45-03 E. 193 feet to an iron pin, point of beginning.