

MORTGAGE.

JUL 16 4 59 PM 1956

BOOK 684 PAGE 355

State of South Carolina,
County of Greenville

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern

I, Lawrence G. Hodgin

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, Lawrence G. Hodgin

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

Fifteen Thousand - - - - - Dollars

(\$ 15,000.00), 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

Fifteen Thousand - - - - - Dollars (\$ 15,000.00)

with interest thereon from the date hereof at the rate of five per centum per annum, said interest to be paid on the first day of August 19 56 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of September 19 56 and on the first day of each month thereafter the sum of \$ 87.69 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of July, 1981, and the balance of said principal sum to be due and payable on the first day of August, 1981; the aforesaid monthly payments of \$ 87.69 each are to be applied first to interest at the rate of five per centum per annum on the principal sum of \$ 15,000 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 in Greenville County, state of South Carolina, being known and designated as Lot No. 21 on plat of Liberty Park recorded in plat book EE page 45 of the R. M. C. Office for Greenville County and having according to said plat and a recent survey made by R. W. Dalton, July 1956, the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin on the south side of Edwards Road, the front joint corner of Lots Nos. 21 and 22; thence with the south side of said Edwards Road S. 84-49 E. 75 feet to an iron pin; thence with the curve of said Edwards Road as it intersects with Proffitt Drive S. 42-32 E. 37 feet to an iron pin on the west side of Proffitt Drive; thence with the west side of said Proffitt Drive S. 0-16 E. 137 feet to an iron pin corner of lot No. 34; thence with the line of said lot S. 87-04 W. 105 feet to an iron pin corner of lot No. 22; thence with the line of said lot N. 1-26 E. 176.2 feet to the beginning corner.

The holder may collect a "late charge" not to exceed an amount equal to four percent (4%) of any installment, which is not paid within fifteen (15) days of the due date thereof, to cover the extra expense involved in handling delinquent payments.