

MORTGAGE.

FILED
GREENVILLE CO. S.C.

BOOK 693 PAGE 467

State of South Carolina,

OCT 10 4 15 PM 1956

County of GREENVILLE

To All Whom These Presents May Concern
ROSE MOORE SCHRODER

hereinafter spoken of as the Mortgagor send greeting.

Whereas Rose Moore Schroder

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 Eighteen Thousand and No/100ths ----- Dollars

(\$ 18,000.00), 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

Eighteen Thousand and No/100ths ----- Dollars (\$ 18,000.00)

with interest thereon from the date hereof at the rate of 4 3/4 per centum per annum, said interest to be paid on the 1st day of November 1956 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of December, 1956, and on the 1st day of each month thereafter the sum of \$ 116.33 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of October, 1976, and the balance of said principal sum to be due and payable on the 1st day of November, 1976; the aforesaid monthly payments of \$ 116.33 each are to be applied first to interest at the rate of 4 3/4 per centum per annum on the principal sum of \$ 18,000 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 the State of South Carolina, County of Greenville, Butler Township, being known and designated as the greater portion of Lots Nos. 3 and 4 of a subdivision known as Colonial Estates according to a plat thereof prepared by Dalton & Neves, Engineers, April, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book 'W' at page 173, and having according to said plat and according to a more recent plat prepared by Piedmont Engineering Service dated October 9, 1956, entitled "Property of Rose Moore Schroder" the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Rodgers Drive at the corner of a lot now or formerly of Elizabeth J. McPherson, which pin is 50 feet in the direction N. 20-06 W. from the joint front corner of Lots Nos. 2 and 3, and running thence along McPherson's line N. 69-54 E. 250 feet to an iron pin on the line of Kellett; thence along Kellett's line N. 20-06 W. 295 feet to an iron pin in the rear line of Lot No. 4, which pin is 55 feet in the direction S. 20-06 E. from the joint rear corner of Lots Nos. 4 and 5; thence in a new line through Lot No. 4 S. 69-54 W. 250 feet to an iron pin on the Eastern side of Rodgers Drive; thence along the Eastern side of Rodgers Drive S. 20-06 E. 295 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of John D. Pellett, Jr., William R. DeLoache, W.C. Livingston and Perry Earle Gwinn, Jr., dated March 6, 1956, and recorded in the R.M.C. Office for Greenville County in Deed Volume 549 at page 271.