

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

WHEREAS: Joe Max Stiles

Simpsonville, South Carolina, hereinafter called the Mortgagor, is indebted to
C. Douglas Wilson & Co.

a corporation organized and existing under the laws of South Carolina hereinafter called 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 Nine Thousand Eight Hundred and no/100 Dollars (\$ 9,800.00), with interest from date at the rate of five and one-quarter per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, S. C. , or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Sixty-Six and 04/100 Dollars (\$ 66.04), commencing on the first day of September, 1962, and continuing 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, 1982.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Perry Street Extension in the City of Simpsonville, S. C., being known and designated as Lot No. 1 on plat entitled, Property of F. A. Hunter, as recorded in the RMC Office for Greenville County, S. C. in Plat Book AA, page 87 and an adjoining triangular portion of the property formerly belonging to J. C. Barton and having according to a more recent survey entitled, Property of Joe Max Stiles, made by Dalton & Neves, dated July 12, 1962 and recorded in said RMC Office in Plat Book AAA, page 133, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Perry Street Extension, said pin being the joint front corner of Lots 1 and 2 and running thence with the common line of said lots S 36-15 E 313.4 feet to an iron pin; thence S 70-15 W 103.6 feet to an iron pin in line of property now or formerly belonging to T. Green; thence N 36-15 W 95.9 feet to an iron pin; thence S 70-15 W 58.3 feet to an iron pin; thence N 19-49 W 200.5 feet to an iron pin on the southeasterly side of Perry Street Extension; thence with the southeasterly side of Perry Street Extension N 65-48 E 101.8 feet to an iron pin, the point of beginning.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following-described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;