

FHA Form No. 3175b
(For use under Section 203)
(Rev. Feb. 15, 1941)

FILED
GREENVILLE CO. S. C.

MORTGAGE

NOV 17 5 02 PM 1947

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

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, **Kenneth R. Erfft and Nancy C. Erfft**, of
Greenville, South Carolina, hereinafter called the Mortgago~~s~~, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co.,

, a corporation
, hereinafter
organized and existing under the laws of **South Carolina**
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 **Eighty-Three Hundred & No/100**
Dollars (\$ **8,300.00**), with interest from date at the rate of **Four & one-half** per centum
(**4 1/2** %) 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-Two & 54/100 - - - - - Dollars (\$ **52.54**),
commencing on the first day of **January** , **1948** , and on the first day of each month there-
after 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 **December** , **19 67**.

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**: All that parcel, piece or lot of land with the buildings
and improvements thereon, situate, lying and being near the City of **Green-**
ville, in the County of **Greenville**, State of **South Carolina**, located on the
West side of **Druid Street** and designated as lots Nos. **19, 18, 17**, and **22** feet
from the Northern side of lot No. **16**, Block **B**, of **Stone Estates**, a plat of
which is recorded in the **R. M. C's** Office for **Greenville County** in Plat Book
G, at Page **292**, and having according to a recent survey thereof made by **Pickel**
& **Pickell Engineers**, November **15**, **1947**, the following metes and bounds, cours-
es and distances, to-wit:

BEGINNING at an iron pin on the West side of **Druid Street**, which iron
pin is **350** feet in a Southerly direction from the Southwest intersection of
Druid and **Reid Streets**; joint corner of lots Nos. **19** and **20**; thence along
the joint line of said lots N. **78-38 W.** **149.7** feet to an iron pin, rear joint
corner of said lots; thence S. **11-22 W.** **97** feet to an iron pin, (which iron
pin is **22** feet South of the rear joint corner of lots Nos. **16** and **17**); thence
S. **78-38 E.** **149.7** feet to an iron pin in the line of **Druid Street** (which iron
pin is **22** feet South of the front joint corner of lots Nos. **16** and **17**); thence
along the Western side of **Druid Street** N. **11-22 E.** **97** feet to an iron pin, the
point of beginning.

The Mortgagor agrees that there shall be added to each monthly payment
required hereunder or under the evidence of debt secured hereby an amount
estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay,
as they become due, all taxes, assessments, hazard insurance, and similar
charges upon the premises subject hereto; any deficiency because of the in-
sufficiency of such additional payments shall be forthwith deposited by the
Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under
this paragraph shall be deemed a default in payment of taxes, assessments,
hazard insurance, or similar charges required hereunder.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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.

16-3905

For satisfaction of the mortgage...

SATISFIED AND CANCELLED BY RECORDS
DAY OF

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT GREENVILLE, S. C. NO. 22245