

MORTGAGE OF REAL ESTATE—GREM 7

38472 PROVISION—JARRARD CO.—GREENVILLE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE. }

TO ALL WHOM THESE PRESENTS MAY CONCERN

I, Jesse P. Splawn,

hereinafter spoken of as the Mortgagor send greeting.

WHEREAS I, Jesse P. Splawn, am

justly indebted to C. Douglas Wilson & Co.,

State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of

(\$ 6500.00

that one

certain bond 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,

Sixty-Five Hundred & No/100 Dollars (\$ 6500.00

(said interest to be paid on the 1st day of December 1947 and thereafter said interest with interest thereon from the date hereof at the rate of Four per centum per annum, and interest and principal sum to be paid in installments as follows: Beginning on the

1st day of January 19 48 and on the 1st day of each month thereafter the

sum of \$ 39.39 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day

of November 19 67 and the balance of said principal sum to be due and payable on the 1st day

of December 19 67 the aforesaid monthly payments of \$ 39.39 each are to be applied first to interest

at the rate of four per centum per annum on the principal sum of \$ 6500.00 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. NOTE - For position

of paragraph - See: other side - - - The Mortgagor agrees that there shall be added to each

monthly payment required hereunder or under the evidence of debt secured hereby an amount esti-

mated 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 insufficiency of such additional payments shall be forthwith deposited

by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this para-

graph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar

charges required hereunder.

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 bond and for the better securing the payment

of the said sum of money mentioned in the condition of the said bond, 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 near the City of Green-

ville, in the County of Greenville, State of South Carolina, located on the Southeasterly side

of High Hill Street, and designated as lot No. 60, of Augusta Road Hills, a plat of which is re-

corded in the R.M.C.'s Office for Greenville County in Plat Book L, at pages 56 and 57, and hav-

ing according to said plat the following metes and bounds, courses and distances, to-wit:-

BEGINNING at an iron pin on the Southeasterly side of High Hill Street, which iron pin is

100 feet in a Northeasterly direction from the Northeastern intersection of High Hill and Long

Hill Streets, joint corner of lots Nos. 59 and 60; thence along the joint line of said lots S.

47-50 E. 165 feet to an iron pin in the line of lot No. 12; thence along the joint line of lots

Nos. 12 and 60, N. 42-10 E. 60 feet to an iron pin, rear joint corner of lots Nos. 60 and 61;

thence along the joint line of said lots, N. 47-50 W. 165 feet to an iron pin in the line of

High Hill Street; thence along the Southeasterly side of High Hill Street S. 42-10 W., 60 feet

to the point of beginning.

Being the same property this day conveyed to me by James H. Nolan.

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and

motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances,

and such other goods and chattels and personal property as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which

are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of

the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

PROVIDED ALWAYS, that if the said Mortgagor his heirs, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said

sum of money mentioned in the condition of the said bond or obligation, and the interest thereon, at the time and in the manner therein specified, then these presents and the estate hereby granted

shall cease, determine and be void.

AND the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after any such default, upon a complaint filed or any other proper legal pro-

ceeding being commenced for the foreclosure of this mortgage, to apply for, and the said Mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises

Satisfaction R. C. M. Book 433, page 596

SATISFIED AND CANCELLED OF RECORD
DAY OF *Aug* 19*49*
W. H. Jamieson
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:30 O'CLOCK P. M. NO. 18585

Greenville, South Carolina