

MORTGAGE.

FILED VII 391 PAGE 401
GREENVILLE CO. S. C.

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

JUN 12 11 11 AM 1948

OLLIE FARNSWORTH
R. M. C.

I, Benjamin R. Coleman

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, Benjamin R. Coleman

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 Seventy-Five Hundred and No/100- Dollars

(\$ 7500.00), 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 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, of the sum of Seventy-Five Hundred and No/100- Dollars (\$7500.00)

with interest thereon from the date hereof at the rate of Four per centum per annum, said interest to be paid on the 1st day of July 1948 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of August 1948, and on the 1st day of each month thereafter the sum of \$ 45.45 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of June, 1968, and the balance of said principal sum to be due and payable on the 1st day of July, 1968; the aforesaid monthly payments of \$ 45.45 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$ 7500.00 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.

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 in Greenville Township, Greenville County, State of South Carolina, on the West side of Monteith Circle, in the City of Greenville, being shown as lot # 11 on plat of re-subdivision of the property of O. Y. Brownlee, H. C. Smith and C. S. Fox, made by Pickell and Pickell, Engineers, on February 16, 1946, recorded in Plat Book "Q" at Page 164. Said lot has a frontage of 65 feet on the West side of Monteith Circle, a depth of 187.8 feet on the North, 227.3 feet on the South, and is 40 feet across the rear and is located 220 feet South from Hassie Street. Being the same property conveyed to the mortgagor by Greenville Home Builders, Inc. by deed recorded herewith.

To Partial Release, See T. G. M. Book 443, Page 214.