

State of South Carolina,
County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern

JAMES E. COX, JR. AND LOTTIE W. COX

hereinafter spoken of as the Mortgagor send greeting.

Whereas James E. Cox, Jr. and Lottie W. Cox

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 Sixty-five Hundred and No/100 - - - - - Dollars

(\$ 6500.00), 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

Sixty-five Hundred and No/100 - - - - - Dollars (\$ 6500.00)

with interest thereon from the date hereof at the rate of 4 1/2% per centum per annum, said interest to be paid on the first day of November 1948 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the first day of December 1948, and on the first day of each month thereafter the sum of \$ 49.73 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of October, 1963, and the balance of said principal sum to be due and payable on the first day of November, 1963; the aforesaid monthly payments of \$ 49.73 each are to be applied first to interest at the rate

of 4 1/2% 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.

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 on the East side of Westview Avenue, in that area recently annexed to the City of Greenville, in Greenville County, S. C. shown as parts of lots 11 and 12 of Block 1, Section "A" on Plat of Parkvale, made by Dalton & Neves, Engrs. June 1940, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "K", page 52 (also being shown on Plat of Greenville Builders, Inc. made by J. Mac Richardson, Surveyor, recorded in said office in Plat Book "U", page 185) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Westview Avenue in the front line of Lot #12, said pin being 553 feet in a westerly and northerly direction from the Northwest corner of the intersection of Westview Avenue and Bennett Street, and running thence through Lot #12 S. 84-0 E. 160.9 feet to iron pin in the rear line of Lot 12; thence N. 12-0 E. 93 feet to iron pin in the rear line of Lot 11; thence through Lot 11 N. 84-0 W. 160.9 feet to iron pin on the East side of Westview Avenue in the front line of Lot 11; said pin being 24 feet South from the joint front corner of Lots 10 and 11; and running thence along the East side of Westview Avenue S. 12-0 W. 93 feet to the beginning corner.