

FILED
GREENVILLE CO.-S.C.

MORTGAGE

NOV 6 11 12 AM 1948

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

OLLIE FARNSWORTH
R. M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **George L. Kitchings**, of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co., a corporation
organized and existing under the laws of **South Carolina**, hereinafter
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 **Thirty-Seven Hundred & No/100**
Dollars (\$**3700.00**), with interest from date at the rate of **Four & One-Half** per centum
(**4½** %) 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
Twenty-Three & 42/100 - - - - - Dollars (\$**23.42**),
commencing on the first day of **January**, 19**49**, 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**68**.

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 build-**
ings and improvements thereon, situate, lying and being near the City of
Greenville, in the County of Greenville, State of South Carolina, being
known and designated as lot No. 64 of Dixie Heights, as per plat thereof
recorded in Plat Book "H", at Page 46 in the R.M.C. Office for said
County, and according to a recent survey thereof made by A.C. Crouch,
Registered Engineer, dated November 4th, 1948. Said lot having a frontage
of 50 feet on Dixie Avenue, a depth of 150 feet on the Northeast, 150 feet
on the Southwest, 50 feet across the rear, and being located 63.8 feet in
a Southwesterly direction from West View Road.

The Mortgagor agrees that there shall be added to each monthly pay-
ment 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 insufficiency of such additional payments shall be forthwith deposi-
ted 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.