

MORTGAGE.

State of South Carolina,  
County of Greenville

FILED  
GREENVILLE CO. S. C.

To All Whom These Presents May Concern

NOV 26 PM 1949

I, RAY F. HODGENS,

OLLIE FARNSWORTH  
R.M.C.

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, RAY F. HODGENS, am

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

SEVENTEEN HUNDRED & NO/100 - - - - - Dollars

(\$ 1700.00), 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

SEVENTEEN HUNDRED & NO/100 - - - - - Dollars (\$ 1700.00 - - - - -)

with interest thereon from the date hereof at the rate of four (4%) per centum per annum, said interest

to be paid on the 1st day of December 1949 and thereafter said interest

and principal sum to be paid in installments as follows: Beginning on the 1st day of January 1950, and on the 1st day of each month thereafter the

sum of \$ 12.58 to be applied on the interest and principal of said note, said payments to continue

up to and including the 1st day of November 1964 and the balance

of said principal sum to be due and payable on the 1st day of December 1964;

the aforesaid monthly payments of \$ 12.58 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$ 1700.00 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 Southern side of Rogers Avenue near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as all of Lot #26, the Western 1 foot of Lot #25 and the Northern 50.5 feet of Lot #4 as shown on a plat of the property of B. E. Geer, made by Dalton & Neves, May, 1929, and recorded in the R.M.C. Office for Greenville County, in Plat Book "G" at Page 237, and on a more recent plat of the property of Ray F. Hodgens, prepared by Piedmont Engineering Service, August 2, 1949, and having according to said more recent plat the following metes and bounds:

BEGINNING at a point on the Southern side of Rogers Avenue, the joint front corner of Lots Nos. 26 and 27, and running thence along the common line of said lots S. 5-50 E. 100 feet to an iron pin; thence S. 83-55 W. 5 feet to an iron pin; thence S. 5-50 E. 50.5 feet to an iron pin in the line of Lot #4; thence N. 83-55 E. 76 feet to an iron pin located 1 foot East of the South-western corner of Lot #25; thence along a line 1 foot East of the Western line of Lot #25 N. 5-50 W. 150.5 feet to an iron pin on the Southern side of Rogers Avenue; thence along the Southern side of Rogers Avenue S. 83-55 W. 71 feet to an iron pin, the point of beginning.

This is the identical property this day conveyed to the Mortgagor herein by Thomas S. Bruce by his deed to be recorded in the R.M.C. Office for Greenville County.

This mortgage is subordinate to a certain mortgage made by Ray F. Hodgens to C. Douglas Wilson & Co., dated November 23, 1949, originally in the amount of \$6,000.00 and filed for record in Greenville County, State of South Carolina, on November 23, 1949. The parties hereto agree that any default under the prior mortgage shall constitute a default hereunder.