

FHA Form No. 2175 m
(For use under Sections 203-603)
(Revised February 1950)

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MORTGAGE
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. H. Padgett
Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
C. Douglas Wilson & Co.

organized and existing under the laws of South Carolina, a corporation
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 Sixty-Seven Hundred Fifty and No/100 Dollars (\$ 6750.00), with interest from date at the rate of Four & One-Fourth per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-Six and 59/100- - - - - Dollars (\$ 36.59), commencing on the first day of December , 19 50 , and on the first day of each month thereafter 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 November , 19 75 .

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: near the City of Greenville, being a portion of lot No. 11 as shown on a plat of Royal Heights, made by Dalton & Neves in April 1949, recorded in Plat Book W at Page 25, and described as follows:

BEGINNING at a stake on the Southern side of Irene Circle, at corner of lot No. 10, and running thence with line of said lot, S. 29-57 W. 149.1 feet to a stake; thence N. 64-09 W. 71.3 feet to a stake on Irene Circle; thence with the East side of Irene Circle, N. 33-50 E. 124.5 feet to a stake; thence with the curve of Irene Circle, the chord of which is, N. 74-25 E., 38 feet to a stake; thence continuing with said Irene Circle, S. 65-00 E. 36.2 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Irene B. Ducker by deed to be recorded herewith.

ALSO, one 30 Gallon Electric Hot Water Heater, it being the intention of the mortgagor that said chattel shall constitute a part of the real estate.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the