

FHA Form No. 2175 m  
(For use under Sections 203-608)  
(Revised February 1960)

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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, **Ernest F. McDuffie**, of  
**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  
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 **Eleven Thousand Four Hundred**  
Dollars (\$11,400.00), with interest from date at the rate of **four and one-fourth**  
( $4\frac{1}{4}$  %) 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  
**Seventy and 68/100** Dollars (\$70.68),  
commencing on the first day of **January**, 19 **51**, 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 **70**.

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:

The rear portion of Lots Nos. 37 and 38 as shown on plat of property of  
D. T. Smith, recorded in the office of the Register of Mesne Conveyance  
for Greenville County in Plat Book F, Page 108, and as shown on a more  
recent survey by J. C. Hill, Surveyor, dated June, 1949, recorded in  
the office of the Register of Mesne Conveyance for Greenville County  
in Plat Book V, Page 141, being situate 110 feet West from the inter-  
section of Ioka Street and Mount Vista Avenue and fronting 90 feet on  
Mount Vista Avenue, with a 200-foot depth.

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.

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