

FHA Form No. 2175 m
(For use under Sections 203-408)
(Revised February 1950)

JAN 24 4 20 PM 1951

MORTGAGE

R.M.C.

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

To ALL WHOM THESE PRESENTS MAY CONCERN: We, W. Wardlaw Smith and Elizabeth McGowan Smith,
Greer, S.C. , 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 the State 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 Fifty-eight Hundred ----- Dollars (\$ 5,800.00), with interest from date at the rate of four and 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-five and 96/100 ----- Dollars (\$ 35.96), commencing on the first day of March , 19 51, 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 February , 1971 .

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 certain parcel or lot of land lying and being on the West side of Morrow Street and the South side of U.S. Super Highway No. 29 in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 10 and a strip 10 feet wide off the north side of Lot No. 9 of the Wm. S. Moore Property, plat thereof recorded in Plat Book "W", page 107, R.M.C. Office for Greenville County, and being particularly shown and described as the Property of W. Wardlaw Smith and Elizabeth McGowan Smith according to survey and plat thereof by H.S. Brockman, Registered Surveyor, dated January 23, 1951, and having the following courses and distances, to wit: Beginning at an iron pin on the West side of Morrow Street on the south right-of-way line of U.S. Super Highway No. 29, and running thence along said right-of-way line, N. 85.23 W. 187.8 feet to iron pin, corner of Lot No. 1; thence along the line of Lot No. 1, S. 34.56 W. 89.5 feet to iron pin, new corner; thence S. 66.00 E. 170.1 feet to iron pin on the West side of Morrow Street; thence along the west side of Morrow Street, N. 34.45 E. 110 feet to bend; thence N. 27.45 E. 42 feet to the beginning corner.

The Mortgagor covenants that until the mortgage has been paid in full he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed. This covenant shall be binding upon the Mortgagor and his assigns, and upon the violation thereof the Mortgagee may, at its option, declare the unpaid balance of the mortgage immediately due and payable.

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