

NOV 29 17 AM 1953

MORTGAGE

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

To ALL WHOM THESE PRESENTS MAY CONCERN:

CARL W. SINCLAIR and DOROTHY M. SINCLAIR of Greenville, South Carolina, 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 the State 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 Nine Thousand Five Hundred Dollars (\$ 9,500.00), with interest from date at the rate of Four & one-half per centum (4 1/2 %) 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 Sixty and 14/100 - - - - - Dollars (\$ 60.14), commencing on the first day of December, 19 53, 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, 1973.

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 lot of land with the buildings and improvements thereon, situate on the South side of Lady Marian Lane, near the City of Greenville, Greenville County, State of South Carolina, being shown as Lot 168 on Plat of Sherwood Forest, made by Dalton & Neves, Engineers, August, 1951, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "BB", Pages 30 and 31, (also shown on plat recorded in Plat Book "GG", Pages 2 and 3, said R.M.C. Office), and having according to a survey made by D. E. Woodward, October 26, 1953, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Lady Marian Lane at joint front corner of Lots 168 and 169 and running thence with the line of Lot 169, S. 2-29 W., 173 feet to an iron pin; thence S. 77-02 E., 70 feet to an iron pin on the West side of LeGrand Boulevard; thence along the West side of LeGrand Boulevard, N. 29-30 E., 170 feet to an iron pin; thence along the curve of LeGrand Boulevard and Lady Marian Lane, (the chord being N. 23-0 W., 27.7 feet to an iron pin) on the South side of Lady Marian Lane; thence with the South side of Lady Marian Lane, N. 77-42 W., 27.4 feet to an iron pin; thence continuing with the South side of Lady Marian Lane, N. 84-53 W., 105.2 feet to the beginning corner.

THIS is the same property conveyed to us by deed of L. A. Moseley and John T. Douglas, dated August, 28, 1952, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 462, at Page 85.

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