

MAR 13 10 15 AM 1954

MORTGAGE.

OLLIE FARNSWORTH
R. M. C.

State of South Carolina,
County of Greenville.

To All Whom These Presents May Concern

W. GUY CLOER

hereinafter spoken of as the Mortgagor send greeting.

Whereas W. Guy Cloer

is 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 EIGHT THOUSAND, ONE HUNDRED FIFTY AND NO/100 - - - - - Dollars

(\$ 8,150.00), 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 note 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

EIGHT THOUSAND, ONE HUNDRED FIFTY AND NO/100 - - - - - Dollars (\$ 8,150.00)

with interest thereon from the date hereof at the rate of Five per centum per annum, said interest to be paid on the 1st day of April 1954 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of May 1954, and on the 1st day of each month thereafter the sum of \$64.45 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March, 1969, and the balance of said principal sum to be due and payable on the 1st day of April, 1969, the aforesaid monthly payments of \$64.45 each are to be applied first to interest at the rate

of Five per centum per annum on the principal sum of \$8,150.00 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 note and for the better securing the payment of the said sum of money mentioned in the condition of the said note 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 north side of West Croft Street, in the City of Greenville, in Greenville County, S. C., shown as a portion of Lots 38 and 40 of Section "B", on a plat of property of Stone Land Company, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "A", at Pages 337-345, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Croft Street in the front line of Lot 40, Section "B", said pin being 104 2/3 feet west from the northwest corner of the intersection of West Croft Street and Townes Street and running thence through Lot 40, N. 1-41 E. 200 feet to an iron pin on the south side of a 16 foot alley; thence along the south side of said alley, N. 83-13 W. 52 feet to an iron pin in the rear line of Lot 38; thence through Lot 38, S. 1-41 W. 200 feet to an iron pin on the north side of West Croft Street; thence along the north side of West Croft Street, S. 83-13 E. 52 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by deed of Irene B. Edmondson, dated September 21, 1951, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 442, at Page 304.