MORTGAGE.

FILED
GREENVILLE CO. S. C.

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State of South Carolina,

County of Greenville

To All Whom These Presents May Concern

Charles A. Pearce

hereinafter spoken of as the Mortgagor send greeting.

Whereas Charles A. Pearce

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

Sixteen Thousand Three Hundred and no/100 Dollars

($ 16,300.00), 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

Sixteen Thousand Three Hundred and [illegible] Dollars ($ [illegible]

with interest thereon from the date hereof at the rate of 5-1/2 per centum per annum, said interest to be paid on the [illegible] day of [illegible] 19 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the [illegible] day of [illegible] 19 , and on the [illegible] day of each month thereafter the sum of $ 90.61 to be applied on the interest and principal of said note, said payments to continue up to and including the [illegible] day of [illegible] 19 , and the balance of said principal sum to be due and payable on the [illegible] day of [illegible] 19 the aforesaid monthly payments of $ 90.61 each are to be applied first to interest at the rate of 5-1/2 per centum per annum on the principal sum of $16,300.00 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 became 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 in the City and County of Greenville, State of South Carolina, being known and designated as lot no. [illegible] on the plat of Overbrook Heights made by Piedmont Engineering Service, recorded in Plat Book [illegible] at Page 21 and having such courses and boundaries as will more fully appear by reference to said plat, to-wit:

Beginning at an iron pin on the northeastern side of Overbrook Drive (formerly Payton Drive) at the joint front corner of lots nos. 165 and 166 said iron pin is situated [illegible] intersection of Overbrook Drive and Overbrook Circle; thence along the line of lot no. 165, [illegible] iron pin; thence [illegible] 16 W., 100 feet to an iron pin; thence along the line of lot no. 167, S 66-44 E. 175 feet to the point of beginning.