

MORTGAGE.

State of South Carolina,
County of Greenville

APPROPRIATE RECORDS
1925 9 11 11

To All Whom These Presents May Concern

Frank S. Coffin

hereinafter spoken of as the Mortgagor send greeting.

Whereas Frank S. Coffin

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

Ninety-four Hundred and no, 100 Dollars

(\$ 94,000.00), 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

Ninety-four Hundred and no, 100 Dollars (\$ 94,000.00)

with interest thereon from the date hereof at the rate of 4 1/2 per centum per annum, said interest to be paid on the 15th day of May 1925 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 15th day of June 1925, and on the 15th day of each month thereafter the sum of \$ 784.25 to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of May 1930, and the balance of said principal sum to be due and payable on the 15th day of May 1930

the aforesaid monthly payments of \$ 784.25 each are to be applied first to interest at the rate of 4 1/2 per centum per annum on the principal sum of \$ 94,000.00 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 eastern side of David Street at the intersection of said street with the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot 10, Block 10, property of Furman O. Smith, et al, plat of which is recorded in the R. M. C. Office for Greenville County, in Book 22, Page 107, said property having such metes and bounds as are therein set forth.

The mortgagor agrees that there shall be added to the payments hereunder or under incidence of such payments hereunder, an amount estimated by the mortgagee to be sufficient to enable the mortgagee to pay, as they become due, all taxes, assessments, and similar charges upon the premises subject hereunder, and similar charges upon the premises subject hereunder, because of the insufficiency of such payments hereunder shall be forthwith deposited by the mortgagor with the mortgagee upon demand by the mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, and similar charges required hereunder.

Witness my hand and seal of office this 17th day of March 1925.

Notary Public for the State of South Carolina

17 March 1925
Ollie J. Jernsforth
3:48
P. O. No. 22434

Filed for Record by Sale Order
17 day of March
1925
L-437
E. J. Jernsforth
Attest:
Nellie M. Smith
Deputy R. M. C.