

GREENVILLE CO. S.C.

JUN 3 9 33 AM '71

OLLIE FARNSWORTH

R.M.C.

BOOK 1193 PAGE 315

SOUTH CAROLINA

VA Form 26-4318 (Home Loan)
Revised August 1963, Use Optional.
Section 1910, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: We, Thomas J. Lathan and Margaret E. Lathan

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co., a corporation organized and existing under the laws of South Carolina, hereinafter called 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 ---Seventeen Thousand and No/100--- Dollars (\$ 17,000.00), with interest from date at the rate of seven per centum (7 %) 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 delivered or mailed to the Mortgagor, in monthly installments of ----One Hundred Thirteen and 22/100---- Dollars (\$ --113.22--), commencing on the first day of August, 1971, and continuing 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 July, 2001.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being on the Easterly side of Penarth Drive (formerly Noble Street) near the City of Greenville, South Carolina, being known and designated as Lot #12 on plat of property of Wm. R. Timmons, Jr., prepared by C. O. Riddle, R.L.S., June, 1959, as recorded in the R.M.C. Office, Greenville County, South Carolina, in Plat Book "MM" at Page 127 and having, according to more recent survey thereof by Carolina Surveying Company, on May 31, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Penarth Drive (formerly Noble Street) at joint front corners of Lots 12 and 13 which pin is 160 feet Northeast of iron pin in the Northeast corner of the intersection of Penarth Drive with Salem Court and running thence along said Penarth Drive N. 2-50 E. 100 feet to an iron pin at joint front corners of Lots 11 and 12; thence along the joint line of the said lots S. 87-10 E. 154.1 feet to an iron pin on the rear line of Lot 15; thence along the rear line of Lots 14 and 15, S. 14-46 W. 102 feet to an iron pin at joint rear corners of Lots 12 and 13; thence along the joint line of the said lots N. 87-10 W. 133 feet to an iron pin at the point of beginning.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;