FHA Form No. 2175 b or use under Section 203) (Rev. 9-15-46)

MORTGAGE

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,) 88: COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

I. Clarence C. Coleman, Jr.

Greenville, South Carolina

, hereinafter called the Mortgagor, send(s) greetings

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co.,

, a corporation , hereinafter

organized and existing under the laws of South Carolina 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 Seventy-Two Hundred & No/100), with interest from date at the rate of Four & One-Half per centum Dollars (\$ 7200.00 $(4\frac{1}{2}\%)$ 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 Forty-Five % 58/100 - - - - -commencing on the first day of February , 19 49, 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

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 parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Creenville, in the County of Greenville, State of South Carolina, being known and designated as the major portion of lot No. 3-A, property of Ethel Y. Perry, Estate, as per plat thereof recorded in Plat Book R, at Page 127 of the R.M.C. Office for said County, and having, according to a survey thereof dated December 20th, 1948, by A.C. Crouch, Registered Engineer, recorded in said office in Plat Book V, at Page 19, the following metes and bounds, to-wit:

BECINNING at an iron pin on the Easterly side of Franklin Road, which iron pin is 90 feet in a Southerly direction from Berkley Avenue, joint front corner of lots Nos. 2-A & 3-A; thence along the joint line of said lots S. 75-15 E. 148 feet to an iron pin; thence S. 19-32 W. 75 feet to an iron pin; thence N. 75-15 W. 148 feet to an iron pin in the line of Franklin Road; thence along the Easterly side of Franklin Road N. 19-32 E. 75 feet to the point of beginning.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgaree to pay, as they become due, all taxes, assessments, hazard insurance. and similar charges upon the premises subject hereto; any deficieny because of the insufficiency of such additional payments shall be forthwith denosited by the Mortgagor with the Mortgagee upon demand by the Mortgamee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required here-

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.