

MAY 30 4 11 PM 1962

BOOK 531 PAGE 263

MORTGAGE.

OLLIE FARNSWORTH
R.M.C.

State of South Carolina,

County of Greenville

To All Whom These Presents May Concern

I, Laurens I. James,

hereinafter spoken of as the Mortgagor send greeting.

Whereas the said Mortgagor

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 Seven Thousand

----- Dollars

(\$7,000.00), 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 bond 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

Seven Thousand -----

----- Dollars (\$7,000.00)

with interest thereon from the date hereof at the rate of 4½ per centum per annum, said interest

to be paid on the 1st day of June 1952 and thereafter said interest

and principal sum to be paid in installments as follows: Beginning on the 1st day

of July 1952, and on the 1st day of each month thereafter the

sum of \$53.55 to be applied on the interest and principal of said note, said payments to continue

up to and including the 1st day of May, 1967, and the balance

of said principal sum to be due and payable on the 1st day of June, 1967;

the aforesaid monthly payments of \$53.55 each are to be applied first to interest at the rate

of 4½ per centum per annum on the principal sum of \$7,000.00 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 bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, 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 East side of North Avenue in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, shown and designated as the Property of Laurens I. James according to survey and plat thereof by H.S. Brockman, Registered Surveyor, dated May 24, 1952, recorded in Plat Book "T", page 431, R.M.C. Office for Greenville County, and having a frontage of 52 feet on North Avenue, a depth of 90 feet on the South side, a rear line of 52 feet and a depth of 90 feet on the North side.

This is the same property conveyed to Laurens I. James by deed of Dr. F.G. James, dated February 17, 1936, and recorded in Deed Book 184, page 50, R.M.C. Office for Greenville County.