

DEC 23 11 38 AM 1954

VOL 621 PAGE 535

MORTGAGE.

OLLIE FARNSWORTH
R. M. C.

State of South Carolina,
County of Greenville

To All Whom These Presents May Concern

John M. Irby
hereinafter spoken of as the Mortgagor send greeting.

Whereas John M. Irby

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

Six Thousand Five Hundred and no/100 Dollars

(\$ 6,500.00), 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

Six Thousand Five Hundred and no/100 Dollars (\$ 6,500.00)

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 1st day of January 1955 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of January 1955, and on the 1st day of each month thereafter the sum of \$ 36.13 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of November, 1979, and the balance of said principal sum to be due and payable on the 1st day of December, 1979; the aforesaid monthly payments of \$ 36.13 each are to be applied first to interest at the rate of 4-1/2 per centum per annum on the principal sum of \$ 6,500.00 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 near the City of Greenville, County of Greenville, State of South Carolina being known as part lot 41 and part lot 42 according to the plat of Washington Heights made by McDowell & Moore dated December, 1944 and recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 107, and having according to a more recent survey by C. C. Jones dated July 5, 1954 entitled property of John M. Irby of record in the R.M.C. Office for Greenville County in Plat Book HH at Page 180, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Washington Loop (which iron pin is situate 18 feet northwest of the joint front corner of lots nos. 40 and 41) which iron pin is also situate 1111.2 feet northwest of the intersection of Washington Loop and Pine Street and running thence through lot no. 41, N 20-15 E, 126 feet to an iron pin; thence N 67-00 W, 63.3 feet to an iron pin in the rear lot line of lot no. 42; thence through lot no. 42, S 20-15 W, 129.2 feet to an iron pin on the northern side of Washington Loop; thence with the northern side of Washington Loop, S 69-45 E, 63 feet to the point of beginning.

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