FILED
GREENVILLE CO. S. C.

BOOK 924 PAGE 407

MORTGAGE.

JUN 6 2 52 PM 1963

State of South Carolina,

County of Greenville

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern

T. GARY STEPHENS

hereinafter spoken of as the Mortgagor send greeting.

Whereas T. Gary Stephens

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

Seventeen Thousand and No/100 - - - - - - - - - Dollars

($ 17,000.00), 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

Seventeen Thousand and No/100 - - - - - - - - - -

($17,000.00) - - - - - - - - - - - - - - - - Dollars ($ 17,000.00)

with interest thereon ~~from the date hereof~~ at the rate of 5-3/4% per centum per annum, ~~said interest to be paid on the xxxxxxxx day of xxxxxxxxxxxxxxxxxxxxxxxxxx 19xxxx and thereafter~~ said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of July 19 63, and on the 1st day of each month thereafter the sum of $ 107.10 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 19 88, and the balance of said principal sum to be due and payable on the 1st day of June, 19 88; the aforesaid monthly payments of $ 107.10 each are to be applied first to interest at the rate of 5-3/4% per centum per annum on the principal sum of $ 17,000.00 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 in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as LOT NO. 433 as shown on a plat of the Subdivision known as Section 4, Belle Meade, recorded in the RMC Office for Greenville County in Plat Book QQ, at page 103.

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 Mortgagee to pay as they become due, all taxes, assessments and similar charges upon the premises subject thereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under the paragraph shall be deemed a default in payment of taxes, assessments or similar charges hereunder.