

MORTGAGE.

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

FILED
GREENVILLE CO. S. C.
SEP 6 10 32 AM 1948

I, Benjamin Arnold Leppard

hereinafter spoken of as the Mortgagor send greeting.

OLLIE FARRS WORTH
R. M. C.

Whereas I, Benjamin Arnold Leppard

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

Ninety-Two Hundred Fifty and No/100- - - - - Dollars

(\$9250.00), 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

Ninety-Two Hundred Fifty and No/100- - - - - Dollars (\$9250.00)

with interest thereon from the date hereof at the rate of Four per centum per annum, said interest to be paid on the 1st day of October 19 48 and thereafter said interest

and principal sum to be paid in installments as follows: Beginning on the 1st day of November 19 48, and on the 1st day of each month thereafter the

sum of \$ 56.05 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of September 19 68, and the balance

of said principal sum to be due and payable on the 1st day of October 19 68;

the aforesaid monthly payments of \$56.05 each are to be applied first to interest at the rate

of Four per centum per annum on the principal sum of \$9250.00 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 in the City of Greenville, County of Greenville, State of South Carolina, on the Western side of Byrd Boulevard (formerly Ridge Drive), being a portion of lot # 15 as shown on a plat of property of Ladson A. Mills, made by R. E. Dalton, Engineer, in March 1925, recorded in Plat Book "J" at Page 29, and being all of lot # 3 as shown on a re-subdivision of the property of Charles T. Merritt and L. A. Norris, made by Lickell and Lickell, Engineers, on February 4, 1948, and not recorded, and described as follows:

BEGINNING at a stake 217.3 feet South from Club Drive (formerly Park Drive) at corner of lot # 2 and running thence with line of said lot, S. 65-10 W. 148.1 feet to a stake in line of lot # 4; thence with line of said lot, S. 25-28 E. 70 feet to a stake; thence N. 65-10 E. 145.6 feet to a stake on Byrd Boulevard; thence with the Western side of Byrd Boulevard, N. 23-26 W. 70 feet to the beginning corner. Being the same property conveyed to the mortgagor by J. W. [unclear] by said recorded herewith.