

MORTGAGE.

State of South Carolina,
County of GREENVILLE.

FILED
GREENVILLE COUNTY, S. C.
APR 13 11 07 AM 1951

To All Whom These Presents May Concern

W. A. FOWLER, JR.

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, W. A. Fowler, Jr.

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 Ten Thousand and No/100 - - - - - Dollars

(\$ 10,000.00), 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

Ten Thousand and No/100 - - - - - Dollars (\$ 10,000.00)

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 May 19 51 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of June 19 51, and on the 1st day of each month thereafter the sum of \$ 63.27 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of April 19 71 and the balance of said principal sum to be due and payable on the 1st day of May 19 71; the aforesaid monthly payments of \$ 63.27 each are to be applied first to interest at the rate of 4½ per centum per annum on the principal sum of \$ 10,000.00 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 in the city of Greenville, County of Greenville, State of South Carolina, on the East side of North Main Street, being shown as all of Lot 86 on Plat of North Park, prepared by Dalton & Neves, Engineers, in May 1940 (as revised October 31, 1945), which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K at page 48-49, and having, according to a survey and plat of the property of W. A. Fowler, Jr., prepared by Piedmont Engineering Service, April 12, 1951, and having a frontage along the East side of North Main Street of 67 feet, a depth on the North side of 166.2 feet, a depth on the South side of 166.4 feet, and being 67 feet across the rear.