MORTCAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO.S.C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE AUG 21 3 21 PH 1690 ALL WHOM THESE PRESENTS MAY CONCERN.

OLLIE FARNSWORTH R. M. C.

WHEREAS, E. M. PAUL, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. DOUGLAS WILSON & CO.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

- - Nine Thousand Five Hundred and No/100ths- - - - Dollar (9,500.00) due and payable on demand with interest at the rate of 8% to be computed and paid monthly starting in February 1, 1970, and on the first day of each month thereafter.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (33.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Ward One of the City of Greenville, on Park Avenue, having the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of lot deeded to W. E. Holland, and running thence with Park Avenue, S. 75-40 E. 62 feet to an iron pin on Park Avenue; thence with line of Lot No. 10, S. 14-24 W. 90.2 feet to an iron pin; thence with line of Marshall property, S. 48.0 W. 55.8 feet to an iron pin, Marshall line; thence with line of Lot No. 7, N. 42.0 W. 34 feet; thence with line of lot deeded to W. E. Holland, N. 14-24 E. 118 feet to the point of beginning.

ALSO ALL that piece, parcel or lot of land located in Greenville Township, Greenville County, State of South Carolina, in Ward One of the City of Greenville on Park Avenue, having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Park Avenue, which point is the corner of the Estate of John Cox Henderson, deceased, and running thence along line of John Cox Henderson's lot, S. 14-24 W. 44.4 feet to a point; thence N. 26.0 E. 50.3 feet to a point on the south side of W. Park Avenue; thence along south side of W. Park Avenue, N. 75-40 W. 10 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, phumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mottgagor covenants that it is lawfully selzed of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor furever, from and against the Mortgagor and all persons whomsever lawfully claiming the sume or any part thereof.