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GREENVILLE, CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

BOOK 1271 PAGE 43

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: Randall E. Ledford

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co., a corporation organized and existing under the laws of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-Two Thousand and No/100ths----- Dollars (\$ 22,000.00), with interest from date at the rate of seven per centum (7 %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Forty-Six and 52/100ths----- Dollars (\$ 146.52), commencing on the first day of May, 1973, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 2003.

Now, Know All Men, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, with all buildings and improvements thereon, being known and designated as Lot No. 36 and a portion of Lot No. 60 as shown on a revised plat of the property of J. R. West, recorded in Plat Book P, at page 31, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the Northeast side of West Avenue at the joint front corner of Lots 35 and 36, and running thence with West Avenue, North 16-15 West 66 feet to an iron pin; thence North 73-45 East 140 feet to an iron pin in the Northern line of Lot 60; running thence through Lot 60, South 16-15 East 66 feet to an iron pin; thence South 73-45 West 140 feet to the point of beginning.

The following items are hereby acknowledged as part of the mortgaged property: Range or Counter Top Unit, Vent Fan, Dishwasher, Disappearing Stairway, and Carpet.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;