

FILED  
GREENVILLE CO. S. C.  
MAR 2 12 11 PM '73  
DONNIE S. TANKERS  
R.H.C.

BOOK 1271 PAGE 351

**MORTGAGE**  
THIS MORTGAGE is made this \_\_\_\_\_ day of March, 1973,  
between the Mortgagor, August M. Wharton and Ida Joyce Y. Wharton  
\_\_\_\_\_ (herein "Borrower"),  
and the Mortgagee, C. Douglas Wilson & Co., a corporation  
organized and existing under the laws of the State of South Carolina, whose address  
is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand  
and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1998

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to  
protect the security of this Mortgage, and the performance of the covenants and agreements of  
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,  
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),  
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns  
the following described property located in the County of Greenville, State of  
South Carolina:

ALL that lot of land with the buildings and improvements thereon  
situate on the west side of Knox Street near the City of Greenville,  
in Greenville County, South Carolina, being known and designated as  
Lots 78 and 79 on plat of Glendale Heights, recorded in the RMC  
Office for Greenville, S. C. in Plat Book KK, Page 143, said lots together  
fronting 140 feet on the west side of Knox Street running back to a  
depth of 147.9 feet on the north side to a depth of 143.7 feet on  
the south side and being 140.06 feet across the rear.

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with  
all the improvements now or hereafter erected on the property, and all easements, rights, appur-  
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water  
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements  
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the  
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that  
Borrower will warrant and defend generally the title to the Property against all claims and demands,  
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

**UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:**

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.