

SOUTH CAROLINA
FHA FORM NO. 2175
(Rev. March 1971)

MORTGAGE
DONNIE S. TANKERSLEY
R.M.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

RESOLUTION 173.2
ADOPTED WITH
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MILFORD G. MORTON and JUANITA B. MORTON

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. DOUGLAS WILSON & CO.

a corporation organized and existing under the laws of South Carolina hereinafter called the 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 THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 13,500.00), 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, in monthly installments of EIGHTY-NINE AND 91/100 Dollars (\$ 89.91), commencing on the first day of March 19 73, and 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 February 2003.

NOW, KNOW ALL MEN, That the 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, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

FILED GREENVILLE CO. S. C.

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 53, as shown on a plat of Augusta Acres, which plat is recorded in the Office of the RMC for Greenville County, South Carolina, in PLAT BOOK S at Page 201. Reference to said plat being craved metes and bounds description thereof.

ASSIGNED AND RECORDED
of March 1973
of the 1275 PAGE 457
PLAT BOOK S # 26887
McDonnell Tankersley
R.M.C. FOR GREENVILLE COUNTY, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
For Mortgage to this Assignment see REM Book 1265 Page 218
For Value Received, C. DOUGLAS WILSON & CO., hereby assigns, transfers and sets over to the within mortgage and the note which the same secures.

Dated this 21st day of March 19 73.

In the Presence of:
[Signatures]

C. DOUGLAS WILSON & CO.
BY *[Signature]*

RECORDING
PAID \$ 25

MAR 23 1973

Assignment Recorded March 23, 1973 at 12:08 P. M., Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:
1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and, provided, further, that in the event the debt is paid in full prior to maturity and