

MORTGAGE.

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FEB 24 4 30 PM 1948

State of South Carolina.

County of GREENVILLE.

To All Whom These Presents May Concern

I, R. O. TUTEN,

hereinafter spoken of as the Mortgagor send greeting.

Whereas R. O. Tuten

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 Thirteen Thousand Five Hundred - - - - - Dollars

(\$ 13,500.00), 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 Thirteen Thousand Five Hundred - - - - - Dollars

and one-half (4 1/2%)

with interest thereon from the date hereof at the rate of four / per centum per annum, said interest to be paid on the 1st day of March 19 48 and thereafter said interest

and principal sum to be paid in installments as follows: Beginning on the 1st day of April 19 48, and on the 1st day of each month thereafter the

sum of \$ 91.40 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of February 19 66, and the balance

of said principal sum to be due and payable on the 1st day of March 19 66;

the aforesaid monthly payments of \$ 91.40 each are to be applied first to interest at the rate and one-half (4 1/2%)

of four / per centum per annum on the principal sum of \$ 13,500.00 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 on the East side of Ridge Drive, in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots No. 195, 196, 197 and the Northern 20 feet of Lot No. 194 on plat of Marshall Forest, made by Dalton & Neves, Engineers, October, 1928, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at pages 133 and 134, and having, according to said plat, and a recent survey made by R. E. Dalton, March 24, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Ridge Drive, at joint front corner of Lots No. 197 and 198, said pin also being 308.8 feet South from the Southeast corner of the intersection of Ridge Drive and Club Drive, and running thence with the line of Lot No. 198, N. 66-12 E. 242.2 feet to an iron pin on the Southwest side of a 10 foot strip reserved for utilities; thence with the Southwest side of said 10 foot reserved strip, S. 39-22 E. 98.6 feet to a stake in the rear line of Lot No. 194; thence along a new line through Lot No. 194, S. 66-12 W. 268.6 feet to a stake on the East side of Ridge Drive in the front line of Lot No. 194; thence along the East side of Ridge Drive, N. 23-48 W. 95 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by Robert A. Balderson and Adelaide C. Balderson by deed dated December 22, 1944, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Vol. 270, at page 425.

*For Satisfaction, See R. E. M. Book 430, Page 152.*

*9:32 a. 25196*