

MORTGAGE

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

FEB 17 9 41 AM '50

To ALL WHOM THESE PRESENTS MAY CONCERN:

Charles P. Ballenger, Jr. of
Greenville, S. C. , 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 the State 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 Ten Thousand and No/100 - - Dollars (\$ 10,000.00), with interest from date at the rate of four & one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, S. C. , or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-three and 30/100 - - - - - Dollars (\$ 63.30), commencing on the first day of April , 19 50 , 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 March , 19 70 .

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:

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being at the Northwest corner of the intersection of Edwards Road and Richbourg Drive near the City of Greenville in Chick Springs Township, Greenville County, S. C. being shown as Lot 7 and a portion of Lot 8 on plat of property of L. L. Richbourg made by Dalton & Neves, Engineers October 1944, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book R, page 65 and having according to said plat and a recent survey made by R. W. Dalton, Surveyor, February 8, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Edwards Road said point being where the center of Edwards Road intersects with the center of Richbourg Drive and running thence along the center of Richbourg Drive N. 22-53 W. 169 feet to a point in said Drive; thence continuing with the center of Richbourg Drive N. 16-48 W. crossing the West Fork of Brushy Creek 245 feet to a point; thence still along the center of Richbourg Drive N. 10-02 W. 79.6 feet to a point in center of Richbourg Drive at corner of Lot 9; thence along the line of Lot 9 S. 78-40 W. 250 feet to an iron pin at joint rear corner of Lots 7 and 8; thence through Lot 8 S. 19-30 E. again crossing the West Fork of Brushy Creek 643.3 feet to an iron pin in center of Edwards Road; thence along the center of Edwards Road E. 43-50 E. 260 feet to the beginning corner and containing 3.03 acres.

** The mortgagor covenants that until the mortgage has been paid in full he will not execute or file for record any instrument which imposes a restriction upon the sale or the occupancy of the mortgaged property, on the basis of race, color or creed. This covenant shall be binding upon the mortgagor and his assigns and upon the violation thereof the mortgagee may, at its option, declare the unraided balance of the mortgage immediately due and payable.

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.

** ALSO that 52-gallon electric water heater in the dwelling on the above property which the mortgagor herein acknowledges to be a part of the mortgaged property.

Handwritten notes:
Paid and interest in full this 22nd of Feb 1950
Wilson & Co.
29th