

MORTGAGE.

FEB 17 3 55 PM 1953

State of South Carolina,

County of Greenville

To All Whom These Presents May Concern

Sara F. McGee Spence

hereinafter spoken of as the Mortgagor send greeting.

Whereas Sara F. McGee Spence

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

Seven Thousand and No/100 Dollars

(\$ 7,000.00), 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

Seven Thousand and No/100 Dollars (\$ 7,000.00)

with interest thereon from the date hereof at the rate of 4-3/4 per centum per annum, said interest to be paid on the 1st day of March 1953 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of April 1953, and on the 1st day of each month thereafter the sum of \$ 45.29 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of February 1973, and the balance of said principal sum to be due and payable on the 1st day of March 1973; the aforesaid monthly payments of \$ 45.29 each are to be applied first to interest at the rate of 4-3/4 per centum per annum on the principal sum of \$ 7,000.00 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 in the City and County of Greenville, State of South Carolina, on the southern side of Ashley Avenue being known and designated as a portion of Lot No. 10 and a portion of Lot No. 11 according to a plat of the property of Emelyn P. McGee, made by Dalton & Neves, dated May, 1939 and recorded in the R. M. C. Office for Greenville County in Plat Book I at Page 149 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern intersection of Ashley Avenue and Townes Street and running thence along Ashley Avenue, N. 63-20 W. 103.9 feet to an iron pin in the front line of Lot No. 10 (which point is 10 feet N. 63-20 W. from the joint front corner of Lots Nos 10 and 11); thence through Lot No. 10, S. 1-35 W. 144.1 feet to an iron pin; thence cutting across Lot No. 10 and Lot No. 11, S. 79-19 E. 77.8 feet to an iron pin on the western side of Townes Street; thence with the western side of Townes Street, N. 10-41 E. 115 feet to the point of beginning.

The above described property is a portion of that conveyed to the mortgagor herein by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 251 at Page 129 and Deed Book 467 at Page 46.