

State of South Carolina, }

COUNTY OF Greenville

MAR 13 3 05 PM 1948

To all Whom These Presents May Concern:

Wilmont Realty Company, Inc.

SEND GREETING:

Whereas, it the said Wilmont Realty Company, Inc.

in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to Citizens Lumber Company

in the full and just sum of Seven Thousand and No/100 (\$7000.00) Dollars - - - - - , to be paid on or before September 1, 1948.

with interest thereon from June 15, 1948 at the rate of Six (6%) per cent. per annum, to be computed and paid quarterly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and its Successors and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville, Township,

Greenville County, State aforesaid, on the Southern side of Tallulah Drive in the City of Greenville, being a portion of Lot No. 13 as shown on plat of the property of D. T. Smith, recorded in the Office of R. M. C. for Greenville County in Plat Book "F" at Page 108, and described as follows:

BEGINNING at a stake on the Southern side of Tallulah Drive, 133-1/3 feet East from Smith Street, and running thence S. 25-40 E. 150 feet to a stake; thence N. 64-20 E. 66-2/3 feet to a stake at corner of Lot No. 15; thence with the line of said lot, N. 25-40 W. 150 feet to a stake on Tallulah Drive; thence with the Southern side of Tallulah Drive, S. 64-20 W. 66-2/3 feet to the beginning corner.

Said premises being a portion of the lot conveyed to the mortgagor by Marie H. Martin by deed dated January 18, 1946, recorded in Book of Deeds 285 at Page 356.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its Successors and Assigns forever, And we do hereby bind ourselves, our Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its Successors and Assigns, from and against ourselves, our Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.