

State of South Carolina,

COUNTY OF Greenville

APR 3 11 34 AM 1948

To all Whom These Presents May Concern:

I, Marie Sanders

SEND GREETING:

Whereas, I the said Marie Sanders

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

in the full and just sum of Two Thousand and No/100 (\$2000.00) Dollars, to be paid in monthly installments of Fifty and No/100 (\$50.00) Dollars each on the 1st day of each month hereafter, beginning June 1, 1948, said payments to be applied first to interest and then to principal until paid in full.

, with interest thereon from date semi-annually at the rate of Six (6%) per cent. per annum, to be computed and paid monthly

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, being known and designated as Lot No. 40 as shown on plat of the property of B. M. McGee Trust Estate prepared by W. J. Riddle in July, 1942, recorded in the Office of R. M. C. for Greenville County in Plat Book "M" at Page 51, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin at the Northeastern intersection of Old Paris Mountain Road and Poplar Street, and running thence with Poplar Street, N. 72 E. 135 feet to an iron pin in line of Lot No. 38; thence with the line of Lot No. 38, S. 18 E. 45 feet to an iron pin in line of Lot No. 39; thence with the line of Lot No. 39, S. 72 W. 135 feet to an iron pin on Old Paris Mountain Road; thence with Old Paris Mountain Road, N. 18 W. 45 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by C. E. Robinson, Trustee under the B. M. McGee Trust Deed, by deed dated January 13, 1945, recorded in Volume 271 at Page 239.

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 I do hereby bind myself, my Heirs, 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 myself, my

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

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