

State of South Carolina,

MAY 20 2 07 PM 1948

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R. M. C.

To all Whom These Presents May Concern:

Greenville Home Builders, Inc.

SEND GREETING:

Whereas, the said Greenville Home Builders, 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 Eight Thousand and No/100 (\$8000.00) Dollars, to be paid in monthly installments of \$80.00 each on the 12th day of each month hereafter, beginning August 12th, 1948, said payments to be applied first to interest and then to principal until paid in full

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

until paid in full; all interest not paid when due 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 lots # 1, 2, 3, 4 and the western 15 feet of lot # 5 as shown on a plat of the Charlotte Tripp Subdivision of Verner Heights prepared by R.E. Dalton in July 1920, recorded in Plat Book "E" at Page 267, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin at the Southeast intersection of Hilltop Avenue and Franklin Road (formerly McBeth Street), and running thence along Franklin Road, N. 46-11 E. 115 feet to an iron pin in line of lot previously conveyed to Southerlin; thence with Southerlin line, S. 41-45 E. 150 feet to an iron pin; thence S. 46-11 W. 115 feet to an iron pin on Hilltop Avenue; thence with Hilltop Avenue, N. 41-45 W. 150 feet to the beginning corner. Being the same premises conveyed to the mortgagor by T. A. Roe by deed to be recorded herewith.

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 Heir and Assigns forever, And it does hereby bind itself, its successors Heir and Assigns to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors Heir and Assigns, from and against it and its successors Heir and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Handwritten notes and signatures at the bottom of the page, including names like 'D. W. C. R...' and 'T. A. R...'.