

State of South Carolina

COUNTY OF GREENVILLE

To all Whom These Presents May Concern:

Greenville Home Builders, Inc.

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, Greenville, S. C.

in the full and just sum of Five Thousand and No/100- (\$5000.00) Dollars, to be paid \$50.00 on February 1, 1949, and a like payment of \$50.00 on the 1st day of each successive month thereafter until paid in full; payments to be applied first to interest and then to principal

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, on the Northern side of Beverly Avenue, in the City of Greenville, being shown as Lots Nos. 10, 11 and 12 of Block "B" on Plat of Grove Park made by W. J. Riddle, April 1939, recorded in Plat Book J at Pages 68 and 69, and described as follows:

BEGINNING at a stake on the Northern side of Beverly Avenue, 72.5 feet West from a service alley at corner of Lot No. 13, and running thence with line of said lot, N. 34-20 E. 177.2 feet to a stake at corner of Lot No. 17; thence with line of Lots Nos. 17, 18 and 19 in a Westerly direction, 75 feet to a stake at corner of Lot No. 9; thence with line of said lot, S. 35-05 W. 166 feet to a stake on Beverly Avenue; thence with the Northern side of Beverly Avenue, S. 59-15 E. 75 feet to the beginning corner.

Said premises being the same conveyed to the mortgagor by Mary H. Miller by deed dated October 15, 1948, recorded in Book of Deeds 362 at Page 272.

Witnesses: J. B. Curry, Ruby Thompson, Paid Jan 29-1949 Citizens Lumber Co. By J. A. Roe, Pres.

3 February 49 Ollie Johnson with 1:59 P. 2490.