

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE
JAN 27 4 20 PM 1950

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, David W. Balentine

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Citizens Lumber Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eleven Thousand and No/100

DOLLARS (\$11,000.00),

with interest thereon from date at the rate of Six per centum per annum, said principal ~~and interest~~ to be repaid: ninety days after date with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid at maturity

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, School District 71C, and being known and designated as lot No. 40 as shown on Plat of Northwood prepared by Dalton & Neves, Engineers, June 1939, and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the South side of Woodbine Road, joint front corner of lots Nos. 39 and 40, which point is 55 feet Southwest of the intersection of Woodbine Road and Hillcrest Drive, and running thence with Woodbine Road, S. 67-47 W. 60 feet to an iron pin, joint front corner of lots Nos. 40 and 41; thence with joint line of said lots, S. 38-45 E. 154 feet to an iron pin in line of lot No. 36; thence with rear line of lot No. 36, N. 33-15 E. 75 feet to an iron pin, joint rear corner of lots Nos. 39 and 40; thence with joint line of said lots, N. 45-36 W. 114.9 feet to the beginning corner. Being the same premises conveyed to the mortgagor by Madeline G. Pickelsimer by deed to be recorded."

ALSO
"All that lot of land in the City of Greenville, Greenville County, State of South Carolina, in School District 71C, and being known and designated as lot No. 23C, Block 6, Sheet 177 of the Greenville County Block Book as as lots Nos. 1 and 2 and a six foot strip of lot No. 3 as shown on an unrecorded plat of G.A. Schulze, and being a portion of Block E, of Buist Circle, as shown on Plat recorded in Plat Book C, at Page 10, and being known and designated as lots Nos. 1 and 2 as shown on a plat prepared for B.H. Trammell, July 10, 1947, by Dalton & Neves, and being more particularly described as follows:

"BEGINNING at an iron pin on the North side of Ashley Avenue, at the Southwest corner of the lot conveyed to Harold D. Plemmons by deed recorded in Volume 254 at Page 19, and running thence along the Plemmons lot, N. 3-00 W. 175 feet to an iron pin in line of lot now or formerly owned by Mrs. Maude W. Lamb, and running thence N. 79-50 W. 106 feet more or less to an iron pin in line of lot now or formerly owned by Poe; thence with line of said lot, S. 9-45 W. 203 feet more or less to an iron pin on Ashley Avenue; thence with said Avenue, N. 87-25 E. 147.4 feet more or less to the point of beginning. Said premises being the same conveyed to the mortgagor by Andrea C. Patterson, et al."

This mortgage constitutes a first lien on lot No. 40 Woodbine Road, lot No. 2 Ashley Avenue, and a second mortgage over lot No. 1 Ashley Avenue.

It is understood and agreed that the mortgagee will release either of the Ashley Avenue lots upon payment of \$6000.00.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

paid 16, 1950
Citizens Lumber Co
By T. A. Love
Witnesses:
T. A. Ridenour
16
3:36
14727