

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, I. J. Smith and Ethel C. Smith (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 Four Thousand and No/100- - -

DOLLARS (\$ 4000.00 ),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid in monthly installments of \$40.00 each on the 14th day of each month hereafter. 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.

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 Greenville Township, being all those two certain lots of land situate, at the Southeastern intersection of O'Neal Street and Henderson Street, being lots 35 and 36 on plat of City View, recorded in Plat Book "A" at Page 460, and being more particularly described by metes and bounds, as follows:

"BEGINNING at an iron pin, corner of intersection of O'Neal Street and Henderson Street, and running thence along the Southern side of O'Neal Street, S. 89-30 E. 155 feet to an iron pin, corner of lot 22; thence with the rear line of lots 22 and 23, S. 00-30 W. 100 feet to an iron pin, corner of lot 34; thence with the line of said lot, N. 89-30 W. 155 feet to an iron pin on the Eastern side of Henderson Street; thence with the Eastern side of Henderson Street, N. 00-30 E. 100 feet to the point of beginning."

Said premises being the same conveyed to the mortgagors by R. O. Wagner by deed recorded in Book of Deeds 256 at Page 413.

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.