

DEC 17 11 41 AM 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. G.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Greenville Home Builders, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto H. C. Smith and C. S. Fox,
(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 Fifteen Hundred and No/100- - -
DOLLARS (\$1,500.00),
with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid: On or before six months after date.

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, on the Western side of Mitchell Avenue, being known and designated as Lot No. 10 of Section F of Croftstone Acres :Subdivision as shown on Plat prepared by Piedmont Engineering Service, dated August 8, 1950 entitled "A Revision of a Portion of Croftstone Acres in and near Greenville, S. C.", the said Plat being recorded in Plat Book Y at Page 91. According to said Plat the above numbered lot has the following metes and bounds to-wit:

"BEGINNING at an iron pin on the Western side of Mitchell Avenue at the joint front corner of Lots Nos. 10 and 11 of Section F, and running thence along the common line of said lots, S. 64-42 W. 183.7 feet to an iron pin; thence S. 16-39 E. 75 feet to an iron pin, the joint rear corner of Lots Nos. 9 and 10, Section F; thence along the common line of said last mentioned lots, N. 64-46 E. 182.2 feet to an iron pin on the Western side of Mitchell Avenue; thence along the Western side of Mitchell Avenue, N. 16-02 E. 75 feet to an iron pin, the beginning corner."

Said premises being the same conveyed to the mortgagor by T. C. Stone et al by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage this day executed by the mortgagor to Citizens Lumber Company in the sum of \$9000.00.

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.