

SEP 2 3 35 PM 1952

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

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 Citizens Lumber Company, a Corporation (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 Ten Thousand and No/100- - -

DOLLARS (\$ 10,000.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: \$100.00 on January 1, 1953, and a like payment of \$100.00 on the 1st day of each successive month thereafter; said payments to be applied first to interest and then to principal, with interest thereon from date at the rate of 6% 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 the City of Greenville, on the Southern side of Ashford Avenue, being known and designated as Lot No. 79 as shown on Plat of Vista Hills, recorded in Plat Book P at Page 149, and described as follows:

"BEGINNING at an iron pin in the Southern side of Ashford Avenue, which pin is 75 feet East of the intersection of Ashford Avenue and Chick Springs Road, and is the joint front corner of Lots Nos. 78 and 79, and running thence S. 34-14 E. 160 feet to an iron pin; thence N. 55-46 E. 70 feet to an iron pin at rear corner of Lot No. 80; thence with the line of said lot, N. 34-14 W. 160 feet to an iron pin in the Southern side of Ashford Avenue; thence with said Avenue, S. 55-46 W. 70 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by Hughey and Joyner by deed to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter 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.

Witness:
James H. ...

Citizens Lumber Co.
By: J.A. Row, Pres.