

GREENVILLE
DEC 11 8 50 AM 1952

MORTGAGE OF REAL ESTATE - Office of David Thornton & Blythe, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. T. Seigler

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

WHEREAS, the Mortgagor is well and truly indebted unto Sullivan Hardware 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 Nine Hundred Sixty-Six & 30/100

maturity

DOLLARS (\$ 966.30),

with interest thereon from ~~date~~ at the rate of six per centum per annum, said principal and interest to be repaid: April 12, 1953, with interest thereon from maturity at the rate of Six (6%) per cent, per annum, to be computed and paid annually

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, on the Eastern side of South Main Street, in the block between Broad and Murphy Street, being known and designated as lot No. 4 and a 6 inch strip off of the Northern side of lot No. 3 as shown on a plat of record in the R.M.C. Office for Greenville County in Plat Book C at Page 172, and described as follows:

"BEGINNING at a point on the Eastern side of South Main Street, which point is 74 feet 6 inches from the Northeast corner of Main and Murphy Streets, and running thence with Main Street, N. 20-30 E. 25 feet 6 inches to a point on said Main Street; which point is the corner of a lot now or formerly owned by J. D. Turnabull and Hext H. Perry; thence with the line of said lot, S. 69-30 E. 100 feet to an iron pin, corner of lot formerly belonging to T. Q. Donaldson; thence with line of said lot, S. 20-30 W. 25 feet 6 inches to E corner of lot of Buchanan and Wallace; thence N. 69-30 W. 100 feet to point of beginning on Main Street. Together with all right, title and interest in and to the party walls mentioned in the deed of Mattie M. Jamison from J. W. Norwood, dated May 20, 1920, recorded in Volume 55 at Page 338."

Being the same premises conveyed to the mortgagor by deed recorded in Volume 312 at Page 27.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Susan C. Gallivan recorded in Volume 363 at Page 36.

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.