

JAN 7 10 59 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James H. Durant, (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 Seven Hundred Fifty and No/100

DOLLARS (\$ 750.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: \$25.00 on March 1, 1953, and a like payment of \$25.00 on the 1st day of each successive month thereafter until paid in full; 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, Gantt Township, having the following metes and bounds, to-wit:

"BEGINNING in the center of the railroad side track running to the Airbase at W. A. Abercrombie's corner, and running thence with the center of side track, S. 44-55 E. 252 feet to a pin in the center of said side track; thence S. 40-13 W. 500 feet to a pin; thence crossing a small branch, W. 44-55 W. 202 feet to a pin on W. A. Abercrombie's line; thence with Abercrombie's line, N. 46-15 E. 470 feet to the beginning corner, containing 2 acres, more or less, and being a part of the Henry Washington Homeplace."

TOGETHER with the right-of-way described in the deed recorded in Volume 342 at Page 143.

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.