

JUL 7 9 25 AM 1955

OLLIE FAIRBANKS
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 Smith & 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

- - -NINETEEN HUNDRED FIFTY AND 70/100- - - - - DOLLARS (\$ 1950.70),

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 from 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 Greenville Township, situate, lying and being on the Southeastern corner of the intersection of Primrose Lane and Lullwater Road and being known and designated as Lot No. 26 of Northside Gardens as shown on Plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "S", Page 17, and having, according to said plat, the following metes and bounds to-wit:

"BEGINNING at an iron pin on the southern side of Primrose Lane joint corner lots Nos. 25 and 26, and running thence S. 9-15 E. 90 feet to an iron pin joint rear corner Lots Nos. 26 and 27; thence with the line of No. 27 S. 80-45 W. 218.6 feet to an iron pin on the northeastern side of Lullwater Road; thence along Lullwater Road N. 41-08 W. 68 feet to an iron pin; thence a curved line around the corner of the intersection of Lullwater Road and Primrose Lane (the chord of which is N. 23-04 E.) 38 feet to an iron pin on the southern side of Primrose Lane; thence along the southern side of Primrose Lane N. 80-45 E. 234 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by deed of Ralph W. Askins and Hazel M. Askins, of even date, to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Citizens Lumber Company, in the original sum of \$12,000.00, to be recorded herewith.

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.