

OCT 26 8 51 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ALLIANCE FARMERS MORTGAGE
R.M.C.I.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Grover C. Fortner** (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Citizens Lumber 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 **Five Hundred and No/100 - -**

-----DOLLARS (\$ 500.00),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: **\$5.00 on November 22, 1953, and a like payment of \$5.00 on the 22nd day of each month thereafter until paid in full, said payments to be applied first to the payment of interest and then to principal, with interest thereon from date at the rate of six (6%) per cent. 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, at the Southwest corner of the intersection of Keowee Avenue and Elsie Avenue, in the City of Greenville, being shown as Lot 33 and the rear 60 feet of Lot 32, as shown on plat of South Cherokee Park, recorded in Plat Book A at page 130, and being more particularly described by metes and bounds, as follows:

"BEGINNING at an iron pin at the corner of the intersection of Keowee Avenue and Elsie Avenue and running thence with Elsie Avenue, S. 63 E. 172 feet to iron pin, corner of 15-foot alley; thence with said alley, S. 27 W. 120 feet to iron pin, at rear corner of Lot 31; thence with line of lot 31, N. 63 W. 60 feet to iron pin; thence across lot 32, N. 27 E. 60 feet to iron pin in the joint line of lots 32 and 33; thence with the line of lots 32 and 33, N. 67 W. 120 feet to iron pin on Keowee Avenue; thence with Keowee Avenue, N. 27 E. 60 feet to the point of beginning. Said premises being the same conveyed to Grover C. Fortner by two deeds, one recorded in Volume 392 at page 411 and the other by Edward E. Porter, Sr. by deed dated September 1, 1953, to be recorded."

It is understood that this mortgage is junior in lien to a mortgage held by Liberty Life Insurance Company in the original sum of \$7,000.00 recorded in Book of Mortgages 490 at page 73, which mortgage covers the front portion of lot 33, extending back to a depth of 112 feet, and is also junior to a mortgage executed by E. E. Porter, Sr. to Canal Life Insurance Company in the sum of \$6,500.00 recorded in Book of Mortgages 367 at page 118. This mortgage covers the rear 60 feet of lot 32. This mortgage is also junior to a mortgage in the sum of \$5,000.00 held by Citizens Lumber Company.

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.