

JAN 16 11 19 AM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH : MORTGAGE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: HELEN MOON WIGGINS and BELTON E. WIGGINS

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

WHEREAS, the Mortgagor is well and truly indebted unto Frank A. Ulmer

(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 **Seventeen Hundred Fifty and No/100** --

DOLLARS (\$ 1750.00),

with interest thereon from date at the rate of **Six** per centum per annum, said principal and interest to be repaid: **\$32.50** monthly on the 16th of February, 1954 and a like amount on the 16th of each month thereafter until paid in full, said payments to be applied first to interest and balance to principal with interest thereon from date at the rate of Six per cent, per annum, to be computed 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 Greenville Township, being known and designated as Lot 2 of Block F as shown on a plat of Riverside Land Company, recorded in Plat Book K at Pages 281-284 and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the South side of Highland Avenue (formerly Highlawn Avenue) at the joint front corner of Lots 1 and 2 and running thence with the joint line of said Lots S. 10-15 W. 125 feet to an iron pin in a 15 foot alley; thence with said alley, S. 79-45 E. 50 feet to an iron pin in the rear corner of Lot 3; thence with line of said lot N. 10-15 E. 125 feet to an iron pin in the South side of Highland Avenue; thence with said Avenue N. 79-45 W. 50 feet to the point of beginning.

Being the same premises conveyed to the Mortgagor, Helen Moon Wiggins, by Frank A. Ulmer by Deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a Mortgage given to Fidelity Federal Savings & Loan Association in the sum of \$3750.00.

Also the following described personal property:

One 1947 Studebaker, 4 door sedan, Motor No. 255279, Serial No. G 235725.

Belton E. Wiggins does not own any interest in the real estate but joins in this Mortgage because of his ownership of the automobile.

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.