

MAR 19 11 AM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Marvin W. Hopkins

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

WHEREAS, the Mortgagor is well and truly indebted unto Frank Ulmer Lumber Company, Inc.

(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 Sixteen Hundred and No/100

DOLLARS (\$ 1600.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$40.00 on March 27, 1954, and a like payment of \$40.00 on the 27th day of each 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 Six (6%) 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, on the Northern side of Highlawn Avenue, near the City of Greenville, being shown as lot 16, on plat of property of G. J. Douglass Estate made by G. M. Furman, Jr., April 1923, recorded in Plat Book F at Page 126, and described as follows:

"BEGINNING at a stake on the Northern side of Highlawn Avenue, 350 feet East from Worth Street, at corner of lot 15, and running thence with line of lot 15, N. 10-50 E. 141.3 feet to a stake at corner of lot 25; thence with the line of said lot, S. 79-10 E. 70 feet to a stake at corner of lot 17; thence with the line of said lot, S. 10-50 W. 141.3 feet to a stake on Highlawn Avenue; thence with the Northern side of said Avenue, N. 79-10 W. 70 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by the mortgagee by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the original sum of \$1600.00.

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.