

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. O. CENTER

(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 SEVENTY-FIVE HUNDRED AND NO/100 - - -

DOLLARS (\$ 7,500.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: In monthly installments of \$75.00 each, beginning June 1, 1954, to be applied first to interest and then to principal until paid in full with interest thereon from date at the rate of Six 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, in Chick Springs Township, on the Southern side of Reid School Road and having according to survey made by R. E. Dalton, February, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Reid School Road at joint corner of property now owned by M.O.Center and running thence with his line N. 88-57 E. 208.7 feet; thence S. 1-03 E. 208.7 feet to iron pin in line of other property of the Grantor; thence with this line S. 88-57 W. 208.7 feet to iron pin; thence N. 1-03 W. 208.7 feet to the point of beginning, containing 1 acre.

Being the same property conveyed to the Mortgagor by William Mauldin Edwards, individually and as Executor of the Estate of William S. Edwards, et al by deed 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.