

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 22 12 23 PM 1954 MORTGAGE

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bide A Wee Construction Company (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 Ten Thousand and no/100 - -

----- DOLLARS (\$ 10,000.00),
with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$100.00 on May 27, 1954, and a like payment of \$100.00 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 6% 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 Paris Mountain Township, at the Northwest corner of the intersection of the New Buncombe Road and Lenore Avenue in Sans Souci Heights, a Subdivision situate on the New Buncombe Road about four miles North of the City of Greenville, said lot being known and designated as lot numbered three (3) as shown on plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "W", at page 155, which plat is hereby referred to and made a part hereof, and said lot has the following lines, courses and distances, to-wit:

"BEGINNING at an iron pin on the right-of-way of the South Carolina Highway Department, said pin being the joint corner of Lots numbered three (3) and four (4); thence along said right of way, S. 39-10 E. seventy (70) feet to an iron pin on the northern edge of a three-foot sidewalk running along Lenore Avenue; thence along the Northern edge of said sidewalk, N. 50-50 E. one hundred and fifty (150) feet to an iron pin; thence N. 39-10 W. seventy (70) feet to an iron pin, rear corner of Lots three (3) and four (4); thence along the southern line of Lot numbered four (4), S. 50-50 W. one hundred and fifty (150) feet to the beginning corner.

Said property is sold subject to the easement of the South Carolina Highway Department to beautify a strip of fifty feet across the front of said lot as set forth in contract recorded in Book 444 at page 38. "

Being the same premises conveyed to the mortgagor by Ben F. Perry by deed to be recorded.

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.