

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 21 11 59 AM 1954

OLLIE FARNSWORTH  
R. M. C. MORTGAGETO ALL WHOM THESE PRESENTS MAY CONCERN:  
I, James K. Cole

(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 Twenty-Five Hundred and No/100

DOLLARS (\$ 2500.00 ),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$25.00 on July 1, 1954, and a like payment of \$25.00 on the 1st 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 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 Austin Township, in the Town of Mauldin, being all of rear portions of lots 12 and 13, and an unnumbered tract of land lying at the rear of said lots, as shown on plat of property of Bishop & Betson, made by W. J. Riddle, Surveyor, June 1945, recorded in the R.M.C. Office in Flat Book M at Page 135, and also shown on plat of Cooper property, made by W. J. Riddle, Surveyor, June 1945, and according to said plats in part, having the following metes and bounds, to-wit:

"BEGINNING at a point in center of culvert in branch in a County Road leading Southwesterly from Laurens Road past Mauldin Baptist Church, and running up said branch, the traverse line being N. 60-15 W. 312.5 feet to point, black gum on Southwestern bank of branch; said point and black gum being in rear line of lot No. 12 of plat; thence along line of lot No. 12, of plat, N. 35-30 E. 113 feet to an iron pin at joint rear corner of lots 11 and 12 of plat; thence with line of lot 11, N. 43-30 W. 109.4 feet, more or less, to point joint rear corner with front part of lot 12 conveyed by W. L. Nelson to L. A. Kellett; thence cutting across lots 12 and 13, in a westerly direction, 294 feet more or less, along line of said Kellett property to point in Southwestern line of lot 13; thence S. 40-03 E. 159 feet, more or less, along line of lot 13 to iron pin at rear corner of original lot 13; thence continuing S. 40-0 E. 254 feet to an iron pin, on Northwestern edge of said County Road; thence along Northwestern edge of said County Road, N. 44-10 E. 207 feet to the beginning. Being the same premises conveyed to the mortgagor by W. L. Nelson by deed to be 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.