

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA JAN 24 10 32 AM 1954

COUNTY OF GREENVILLE

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: GREENVILLE HOME BUILDERS, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto H. C. Smith and O. S. Fox

(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 **Thirty-One Hundred and No/100 - - -**

DOLLARS (\$ 3,100.00),

with interest thereon from date at the rate of **Five (5%)** per centum per annum, said principal and interest to be repaid: **On or before six months after date with interest thereon from date at the rate of Five (5%) per cent, per annum, to be computed and paid at maturity.**

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 Seminole Drive in the City of Greenville, being shown as Lot No. 10 on plat of Knollwood Recorded in Plat Book BB at Page 35 and described as follows:

BEGINNING at a stake on the Northern side of Seminole Drive 333.8 feet West from Sunset Drive at corner of Lot 9 and running thence with the line of said lot N. 23-14 E. 166.6 feet to a stake; thence N. 66-46 W. 60 feet to a stake at corner of Lot 11; thence with the line of said lot S. 40-40 W. 166.5 feet to a stake on Seminole Drive; thence with Northern side of Seminole Drive S. 47-02 E. 23.4 feet and S. 66-44 E. 87.8 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by Hazel Lee Jenkinson, et al, by deed recorded herewith.

It is understood and agreed that this mortgage is junior in lien to a mortgage executed this day, Greenville Home Builders, Inc. to Citizens Lumber Company, in the original sum of \$14,000.00, 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.