

BOOK 642 PAGE 438
MORTGAGE OF REAL ESTATE—Office of Love, Thurston & Myths, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 23 4 45 PM 1955
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 C. 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

Two Thousand and No/100 - -

DOLLARS (\$ 2,000.00),

with interest thereon from date at the rate of five per centum per annum, said principal and interest to be repaid:

Six months after date, with interest thereon from date at the rate of five (5%) per cent, per annum, to be computed and paid semi-annually,

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 the City of Greenville, and being known and designated as Lot No. 25 on Plat of Knollwood of record in the R.M.C. Office for Greenville County in Plat Book EE, page 35, and being more particularly described according to said Plat as follows:

BEGINNING at a point on the Northeastern side of Sunset Drive at the joint front corner of Lots 24 and 25, and running thence N. 48-29 E. 197.7 feet along the line of Lot No. 24 to the rear corner of Lots 24 and 25; thence N. 48-57 W. 80.7 feet along the rear line of Lot No. 25 to the joint rear corner of Lots 25 and 26; thence S. 51-32 W. 187.4 feet along the line of Lot No. 26 to the joint front corner of Lots 25 and 26 on Sunset Drive; thence S. 41-31 E. 90 feet along Sunset Drive to the beginning corner.

The above described property is the same conveyed to the Mortgagor by Hazel Lee Jenkinson, et al, by Deed to be recorded herewith.

It is understood and agreed that this Mortgage is junior to a Mortgage of even date to Citizens Lumber Company in the sum of \$12,000.00.

The execution of this Mortgage was duly authorized by a Resolution of the Board of Directors of the Mortgagor.

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.