

DEC 3 2 45 PM 1955

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Ben W. Smith** (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 \_\_\_\_\_

**ONE THOUSAND AND NO/100** \_\_\_\_\_ DOLLARS (\$ 1,000.00 ),

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

**PAYABLE:** In monthly installments of \$10.00 each on the first day of each month hereafter; 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, until paid in full.

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, known and designated as lot #118, on plat of property of M. C. Green, recorded in Plat Book W at page 5, and also in Plat Book O at page 119, and in addition is shown as Lot #14, Block 3; on page P-27, of the County Block Book, and being more particularly described as follows:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Chandler Street and Davis Avenue, and running thence with the Eastern side of Chandler Street, N. 17-23 E. 245 feet to pin; thence S. 59-10 E. 150 feet to pin at corner of lot #117; thence with line of Lot #117 in a Southwesterly direction 240 feet to pin on the Northern side of Davis Avenue; thence with the Northern side of Davis Avenue, in a Northwesterly direction 105 feet to the point of beginning.

Said premises being the same conveyed to the mortgagor by Emma H. Green by deed recorded in Book of Deeds 545 at page 63.

It is understood and agreed that this mortgage is junior to the lien of a mortgage executed by Ben W. Smith to Citizens Lumber Company, in the amount of \$5,000.00, dated May 29, 1956 and recorded in Mortgage Book 679 at page 409.

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.

RECORDED AND INDEXED OF RECORD  
DEPT. OF REVENUE  
COUNTY OF GREENVILLE  
GREENVILLE, S. C.  
NOV 29 1955