

GREENVILLE CO. S. C.

709 REG 337

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 3 4 49 PM 1957

OLLIE FARRIS WORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Virginia T. Duncan

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

WHEREAS, the Mortgagor is well and truly indebted unto **Frank Ulmer 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

SIX THOUSAND AND NO/100 -----

DOLLARS (\$ **6,000.00**),

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

Ninety days from date, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid at maturity, 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, on the northern side of Crane Avenue, near the City of Greenville, and being shown and designated as Lot #12, Block B, Hughes Heights Subdivision, according to a plat thereof prepared by Pickell & Pickell, dated February 28, 1955, recorded in Plat Book GG at pages 122 and 123, and having the following metes and bounds:

BEGINNING at an iron pin on the North side of Crane Avenue, front corner of Lot 11, and running thence with the line of said lot, N. 33-30 E. 157.6 feet to an iron pin in the rear line of Lot 8; thence with the rear line of lots 8 and 7, S. 58-24 E. 75.04 feet to an iron pin, rear corner of lot 13; thence with the line of said lot, S. 33-30 W. 160.1 feet to a concrete monument on Crane Avenue; thence with the North side of the said Avenue, N. 56-30 W. 75 feet to the beginning corner.

Being the same conveyed to mortgagor by deed of Jennie B. Hughes, life tenant, T. T. Hughes, individually, as Executor and as Trustee and Fannie G. Horton, individually, as Executrix and as Trustee of the Estate of T. T. Hughes, deceased, dated March 28, 1957, 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.