

BOOK 718 PAGE 436

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 11 5 00 PM 1957

OLLIE F. FARRIS WORTH
R. M. O. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

D. L. PHILLIPS (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 Five Thousand and No/100 - - - -

DOLLARS (\$ 5000.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: in monthly installments of \$50.00 each on the first day of each month hereafter beginning November 1, 1957, to be applied first to interest and then to principal until paid in full, with interest thereon from date at the rate of six (6%) 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 Chick Springs Township, on the eastern side of Pinehurst Drive, being shown as Lots Nos. 4, 5, and 6 on the plat of Pinehurst recorded in Plat Book S at Page 77, and described as follows:

BEGINNING at a stake on the eastern side of Pinehurst Drive 238.7 feet south from an unnamed street at the corner of Lot 3 and running thence with the line of said lot N. 62-23 E. 145.1 feet to a stake; thence S. 25-58 E. 180 feet to a stake at corner of Lot 7; thence with the line of said lot S. 62-23 W. 142.5 feet to a stake on Pinehurst Drive; thence with the eastern side of said drive N. 26-48 W. 180 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 463 at Page 279 and by deed recorded in Deed Book 463 at Page 273.

It is understood that the lien of this mortgage is junior to the lien of the mortgage executed by the mortgagor to Citizens Lumber Company in the sum of \$3000.00 recorded in Mortgage Book 675 at Page 376.

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.