

GREENVILLE

BOOK 761 PAGE 319

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

OCT 8 5 07 PM 1958
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jack M. Gardo,

(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

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:

In monthly installments of \$60.00 each on the 1st day of each month hereafter, commencing November 1st, 1958; payments to be applied first to interest, balance 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, until paid in full;

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its successors and assigns:

"All ~~the~~ 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 Greenville Township, being shown as Lots Nos. 3 and 12 on Plat of the property of W. H. McGaha recorded in the R.M.C. Office for Greenville County in Plat Book F, at page 33, and having, according to said Plat, the following metes and bounds, to-wit:

Lot #3 on the South side of Scott Street - BEGINNING at an iron pin on the Eastern side of Scott Street, at the joint front corner of Lots Nos. 3 and 4, and running thence with the line of Lot No. 4, S. 56-0 E. 115 feet to a point in line of Lot No. 10; thence with the rear line of Lots Nos. 10 and 11, S. 51-20 W. 50 feet to a point on an 8-foot alley; thence with the Northern side of said alley, N. 56-0 W. 115 feet to a pin on Scott Street; thence with the Eastern side of said Street, N. 51-20 E. 50 feet to the point of beginning.

The above described property being the same conveyed to the Mortgagor by H. E. Simpson by Deed recorded in Deed Book 595, at page 389, R.M.C. Office for Greenville County.

Lot #12 at the Northern corner of Honour & Cobb Streets - BEGINNING at an iron pin at the Northeastern corner of the intersection of Cobb and Honour Streets, and running thence with the Northeastern side of Honour Street, N. 56 W. 134.3 feet to an iron pin at rear corner of Lot No. 1; thence with line of Lots Nos. 1 and 2, N. 51-20 E. 69.1 feet to an iron pin at corner of Lot No. 11; thence with the line of Lot No. 11, S. 51-30 E. 128.9 feet to an iron pin on Cobb Street; thence with the Northwestern side of Cobb Street, S. 48-30 W. 57.8 feet to a point, the beginning.

(Over)

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.