

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

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

SEVEN HUNDRED AND NO/100-----

DOLLARS (\$ 700.00),

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 \$7.00 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,

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 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 the 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 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 the 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.

The above referred to Chandler and Davis Streets are now known as Stadium Drive.

Being the same property conveyed to mortgagor by Emma H. Green by deed recorded in Deed Book 545 at page 63.

It is understood and agreed that the lien of this mortgage is junior to the lien of the following mortgages: Mortgage to Citizens Lumber Company in the amount of \$5,000.00, recorded in Mortgage Book 679 at page 409; Mortgage to Citizens Lumber Company in the amount of \$1,000.00 recorded in Mortgage Book 699 at page 51.

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.

Citizens Lumber Co.
Paid Mar. 26, 1964
By: Thomas L. Rae, Pres.

Witness:

Lucas H. Gordon

SATISFIED AND CANCELLED OF RECORD
30 DAY OF March 1964
Allie Larnworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 2:05 O'CLOCK P.M. NO. 27528