

BOOK 812 Page 276

GREENVILLE, S. C.

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

DEC 23 9 23 AM 1959

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Louis E. Howard, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Simpsonville Lumber and Supply Company, Inc. (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

Four Thousand and No/100 ----- DOLLARS (\$ 4,000.00), with interest thereon from ~~date~~ ^{maturity} at the rate of six (6) per centum per annum, said principal ~~and interest~~ to be repaid: six months from date, with interest thereon from maturity, at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually, until paid in full; all interest not paid when due to bear interest at the same rate as principal.

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, being known and designated as Lot 19 and an adjoining 20 feet strip to the rear of Lot 19, according to plat of Talmer Cordell and James H. Campbell, recorded in Plat Book Z at Page 175, in the R. M. C. Office for Greenville County, S. C., and having according to a more recent survey by R. W. Dalton in November 1957, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Dargan Avenue, said iron pin being 100 feet southeast of the intersection of Florida Avenue Extension and Dargan Avenue, the joint front corner of Lots Nos. 19 and 20, and running thence with the line of Lot No. 20, N. 75-48 E. 200 feet to an iron pin; thence S. 14-13 E. 80 feet to an iron pin; thence with the line of Lot No. 18, S. 75-47 W. 200 feet to an iron pin on Dargan Avenue; thence with said Dargan Avenue N. 14-13 W. 80 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 576 at Page 356.

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.

*Paid in full 812-60
Simpsonville Lbr. & Supply Co.
By Ralph S. Hendrick
Sec. & Treas.*

*17 Aug 60
Allie Zarnsworth
4:49 P 4916*

*Witness
H. D. Hammond, Jr.
Virginia W. Hendricks*