

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

FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } 2 32 PM 1960 MORTGAGE
COUNTY OF GREENVILLE

OCCUR BY DEED

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, C. G. James,

(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 Fifteen Hundred and No/100

----- DOLLARS (\$ 1500.00),
with interest thereon from date at the rate of $6\frac{1}{2}$ per centum per annum, said principal and interest to be repaid:

\$25.00 on February 6, 1960, and a like payment of \$25.00 on the 6th day of each and every month thereafter until paid in full, said payments to be applied first to interest and then to principal, with interest thereon from date at the rate of six and one-half per cent. per annum, to be computed semi-annually and paid monthly.

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, and being the rear 40 feet of Lot 27, Section 4, of Judson Mills Village, as shown on plat recorded in Plat Book K at Page 76, and described as follows:

"Beginning at an iron pin on the east side of Hawkins Avenue, at joint rear corner of Lots 10 and 27, and running thence with the eastern side of Hawkins Avenue, N. 1-42 W. 80 feet to stake in western line of Lot 27; thence across Lot No. 27, N. 88-05 E. 89 feet, more or less, to stake in common line of Lots 27 and 28; thence along said common line, S. 1-42 E. 40 feet to an iron pin at joint rear corner of Lots 9, 10, 27 and 28; thence along rear line of Lots 10 and 27, S. 88-05 W. 89 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Volume 308 at Page 318.

It is understood that this mortgage is junior in lien to one dated May 1, 1957, in the sum of \$1500.00, in favor of Citizens Lumber Company, recorded in Book of Mortgages 712 at Page 105.

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.