

MORTGAGE OF REAL ESTATE—<sup>AUG 24 12 19 PM 1951</sup> Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

GREENVILLE  
SOUTH CAROLINA

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Elizabeth B. Huggins, Adranna Rose Huggins and Romesena Huggins, Dwight Huggins and Wynine Huggins, by Elizabeth B. Huggins as general guardian, (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

Three Thousand Two Hundred and no/100----- DOLLARS (\$3,200.00), with interest thereon from date at the rate of 6½ per centum per annum, said principal and interest to be repaid:

In monthly instalments of \$32.00 each on the 22nd 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 and one-half 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, at the Southwestern corner of Leach Street and Barnwell Street, in the City of Greenville, being a portion of Lot 3 as shown on plat of Mountain City Land Improvement Company, recorded in Deed Book HHH at page 842 and described as follows:

BEGINNING at a point at the Southwestern corner of Leach Street and Barnwell Street and running thence with the Western side of Leach Street, S. 18-30 W. 52½ feet to a point at the corner of Lot 4; thence with the line of said Lot, N. 76-40 W. 100 feet to a point; thence N. 18-30 E. 52½ feet to Barnwell Street; thence with the Southern side of said Street, S. 76-40 E. 100 feet to the Beginning corner.

Being the same property conveyed to David Huggins by deed recorded in Deed Book 314 at page 244. David Huggins died intestate May 30, 1951, leaving as his only heirs the mortgagors herein.

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.