

FILED 931 01
GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

AUG 6 4 13 PM 1963

OLLIE J. WEAH
R.M.S.

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANK L. DYE

(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 Four Thousand Seventy

and 52/100 ----- DOLLARS (\$ 4070.52),

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 \$60.00 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 from June 1, 1963 at the rate of 6% per annum, to be computed 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, on the northwestern side of a new street leading westerly from Old Augusta Road, near the City of Greenville, and being a portion of Tract # of the Estate of Ella Masley, shown on plat made by C. E. Dalton in February 1923, and described as follows:

"BEGINNING at a stake on the northern side of said Street, 130 feet west from Old Augusta Road, at corner of property now or formerly of J. F. Clinkscales, and running thence with line of said property in a northerly direction 80 feet, more or less, to a stake in line of property now or formerly of John Breher, being 150 feet southwest from Old Augusta Road; thence with line of said property N. 54-45 W. 125 feet to stake at corner of property now or formerly owned by Will E. Burton; thence with line of said property in a southerly direction 80 feet, more or less, to stake on said Street; thence with the northern side of said Street, N. 54-45 W. 125 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deeds recorded in Deed Book 523 at Pages 360 and 357.

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.