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GREENVILLE CO. S. C.

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

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BOOK 969 PAGE 87

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. O. EVANS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FRANK ULMER 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

Nine Thousand and No/100----------

DOLLARS ($9,000.00), with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: on demand, interest to be computed and paid semi-annually

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 western and northern side of Riley Road (which leads in a southwesterly direction from the western side of Welcome Road) and according to a plat of the property of ADAMS, ROGERS, JR., GILREATH AND GARRETT, made by C.C. Jones March 27, 1953, is described as follows:

BEGINNING at an iron pin in the center of Riley Road (shown on said plat as an unnamed road), at the corner of a 2.9 acres tract now or formerly owned by J.W. Garrett, and running thence with the line of said tract N. 64-00 W. 602.1 feet to a point in center of a branch; thence with center of said branch as the line, the traverse being: S. 20-45 W. 84 feet, S. 12-27 W. 100 feet, S. 18-59 W. 40 feet, S. 52-03 W. 55 feet, S. 12-41 W. 59 feet, S. 13-43 W. 100 feet, S. 15-12 E. 58.8 feet, S. 62-34 W. 100 feet, S. 50-54 W. 53 feet, S. 9-41 E. 68 feet to an iron pin; thence leaving said branch, S. 87-41 E. 128.1 feet to iron pin on the western edge of Riley Road; thence with said road S. 87-41 E. 229.9 feet to iron pin in center of said road; thence continuing with said road, N. 78-26 E. 133.3 feet, N. 70-33 E. 148.3 feet and N. 26-00 E. 320 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by William B. Rogers, Jr. and Allen T. Adams by deed to be recorded.

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.