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BOOK 1025 PAGE 481

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Vernon E. Greene

(hereinafter referred to as 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
One Thousand Six Hundred Forty-nine and 70/100-Dollars (\$ 1,649.70) due and payable
one (1) year from date

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid:

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 side of Crestone Street (formerly King Street) being shown as Lot No. 35 on a plat of the property of B. F. Martin recorded in Plat Book F at Page 40 and described as follows:

BEGINNING at an iron pin on the western side of Crestone Street (formerly King Street) at the joint front corner of Lot Nos. 34 and 35, and running thence with the line of Lot No. 34, in a westerly direction 146.4 feet to an iron pin at the corner of Lot No. 39 in a northerly direction 50 feet to pin at corner of Lot No. 36; thence with the line of Lot No. 36 in an easterly direction 147.7 feet to a pin on Crestone Street; then with the western side of said street to the point of beginning.

THIS property is subject to an easement recorded in Deed Book 722 at Page 506 in favor of James D. Cordell, his heirs and assigns to and over a strip of land 5 feet in width extending along the southern side of Lot No. 36, and an easement in favor of Jane B. Thompson, her heirs and assigns to and over a strip 5 feet in width extending along the northern lines of Lot No. 35; said two (2) strips of land, when taken together, are to be used as a joint driveway for the use of James D. Cordell, Jane B. Thompson and all subsequent owners of Lots Nos. 35 and 36, their heirs and assigns.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.