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BOOK 1060 PAGE 439

MORTGAGE OF REAL ESTATE—Offices of Louis Thomas and Arnold, Attorneys at Law, Greenville, S. C.
OLLIE P. RICHMOND
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Pauline B. Rogers**

(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 -----

Three Thousand Two Hundred Fifty-six and no/100---DOLLARS (\$ 3,256.00--),
with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid:

in monthly installments of \$20.00 each, beginning July 14, 1967, and continuing on the 14th day of each month thereafter until the entire amount has been 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 southwestern side of Welcome Road in Gantt Township near the City of Greenville, being shown as Lot #3 on a plat of the O. T. White Subdivision recorded in Plat Book 0 at page 147, being more particularly described according to a plat of the property of Hubert E. Thomas prepared by J. C. Hill dated February 20, 1959, as follows:**

Beginning at an iron pin on the southwestern side of Welcome Road, front corner of Lot #2, which pin is 575 feet southeast of the intersection of said road with White Horse Road, and running thence with the line of Lot #2, S. 26-40 W. 253 feet to an iron pin; thence S. 56-20 E. 50 feet to an iron pin, corner of Lot #4; thence with rear line of said lot, S. 37-45 E. 259 feet to an iron pin on the southwest side of Welcome Road; thence with the southwest side of Welcome Road, N. 58-40 W. 100 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of Hubert E. Thomas to be recorded herewith.

This mortgage is junior in lien to the mortgage held by Fidelity Federal Savings & Loan Association recorded in Mortgage Book 967 at page 25 in the RMC Office for Greenville County.

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.