FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

BOOK 1135 PAGE 587

COUNTY OF GREENVILLE SEP 3 2 20 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WASHINGTON AVENUE CORP.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FRANK ULMER LUMBER COMPANY, INC.,

(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 TWENTY-FOUR THOUSAND, SEVEN HUNDRED AND FIFTY AND NO/100 ---------- Dollars ($ 24,750.00) due and payable

Thirty (30) days from date herein.

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, in Welcome School District 6E, on Washington Avenue, suburbs of Greenville, S. C. and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Mr. Messer and Roy Cobb, thence along line of Mr. Messer 255.4 feet to iron pin joint front corner of property of Mr. Messer, Mr. Lindsey and Roy Cobb; thence along Lindsey line 54 feet to iron pin (new corner); thence along line of Roy Cobb, 223 feet to iron pin on Washington Avenue; thence along Washington Avenue 86 feet to the point of origin.

Being the same property conveyed to the grantor by deed recorded in Books of Deeds 869 at Page 76.

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.

Satisfied and paid in full this 18th day of