

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

OLLIE FARNSWORTH  
R.M. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ben Rowland

(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

Twelve Thousand Dollars (\$ 12,000.00 ) due and payable payable six months from date

with interest thereon from date at the rate of 6 1/2% per centum per annum, payable semi-annually, all interest not paid when due to bear interest at the same rate as principal.

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 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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 28, on Plat of Oxford Estates, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W Page 158, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at iron pin on Caroline Street, joint front corner Lots 27 and 28; and running thence S. 29-39 E. 270.8 feet to an iron pin; thence N. 25-13 E. 213 feet to an iron pin; thence N. 65-06 W. 199.6 feet to an iron pin on Caroline Street; thence along Caroline Street, S. 45-31 W. 63 feet to an iron pin the point of beginning.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

DEC 27 1971 BOOK 1217 PAGE 506  
#17486 ASSIGNMENT

FILED  
GREENVILLE CO. S. C.  
DEC 27 10 01 AM '71  
OLLIE FARNSWORTH  
R.M.C.

FOR VALUE RECEIVED, the undersigned, Frank Ulmer Lumber Co., Inc., hereby assigns, sets over and transfers unto Frank A. Ulmer the within mortgage and the note which the same secures, without recourse.

DATED this 27th day of December, 1971. For Mortgage to this Assignment see REM Book 1192 Page 495

WITNESS:  
M. W. Williams  
Judith A. Peace

RECORDING FEE PAID \$ 28.00

FRANK ULMER LUMBER CO., INC.  
BY: Frank A. Ulmer  
Secretary-Treasurer

Assignment Recorded December 27, 1971 at 10:01 A. M., #17486

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.