

First Mortgage on Real Estate

BOOK 1352 PAGE 451

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CITIZENS BUILDERS MART, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Ten Thousand Nine Hundred Twenty and 23/100 ----- DOLLARS

(\$10,920.23), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is _____ years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

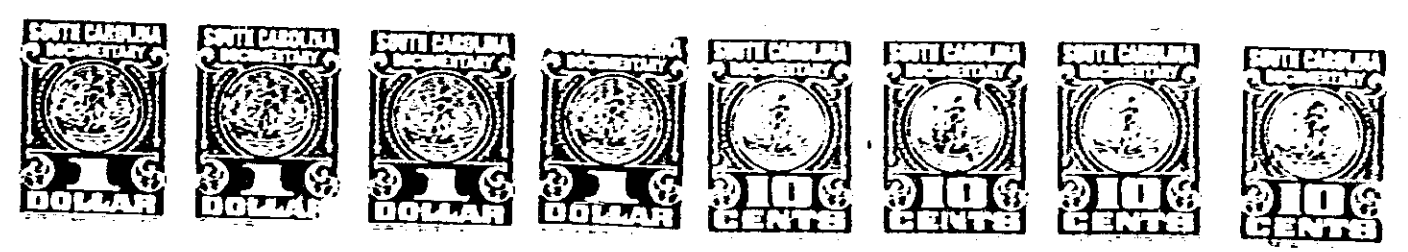
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

all that piece, parcel or lot of land lying, being and situate in Chick Springs Township, near the City of Greer, County of Greenville, State of South Carolina at the northeastern intersection of Vaughn Street and Center Street being shown and designated as Lot No. 20 on a Plat of Pleasant View Acres, prepared by H. S. Brockman, dated March 22, 1954, revised December 29, 1955, and recorded in Plat Book 4-T, Page 90, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 20 and 21 as shown on the aforesaid plat and running thence along and with the joint property line of said two Lots. S. 88-00 E. 192 feet to an iron pin; thence S. 2-03 W. 55.4 feet to an iron pin on the northern side of Center Street; thence along and with the northern side of Center Street S. 85-57 W. 193 feet to an iron pin at the northeastern intersection of Center Street and Vaughn Streets; thence along and with the eastern side of Vaughn Street N. 2-00 E. 76.2 feet to the beginning point.



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.

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