

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, David W. Balentine (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Citizens Lumber Company, a Corporation (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 Five Thousand and No/100- - -

DOLLARS (\$ 5,000.00)

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: in monthly installments of \$50.00 each on the 8th day of each month hereafter, beginning October 8, 1949, said payments to be applied first to interest and then to principal until paid in full, with interest thereon from date at the rate of 6% per annum, to be computed semi-annually and paid monthly.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Block No. 1, Block 1, and designated as Lot No. 4 as shown on a Plat of property of J. J. Riddle, prepared by W. J. Riddle, January 1949, recorded in Plat Book 100, and more particularly described, according to said Plat, as follows:

"BEGINNING at a point on Webster Road, 128.15 feet from the intersection of Webster Road and Allison Street, and running thence S. 52-23 W. 63.05 feet; thence S. 55-30 E. 204.6 feet; thence S. 55-30 E. 77.75 feet to joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4, S. 55-30 W. 195 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed dated August 18, 1949, recorded in Volume 389 at page 117.

ALSO, all that other piece, parcel or strip of land, situate, lying and being as a portion of Lot No. 1 as shown on a Plat of property of J. J. Riddle, made by W. J. Riddle, dated March 1948, recorded in Plat Book 100, and more particularly described according to said Plat, as follows:

BEGINNING at an iron pin on the east side of Webster Road at the corner of Lot No. 1 and Lot No. 2 hereabove described, and running thence through Lot No. 1 S. 48-47 E. 24 feet to an iron pin; thence S. 55-30 E. 77.75 feet to iron pin at the Southeastern corner of Lot No. 4; thence with the line of Lots Nos. 1 and 4, N. 55-30 W. 204.6 feet to the point of beginning."

Being the same strip of land conveyed to the mortgagor by deed to be recorded herewith.

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.

Paid Dec. 31, 1949
Citizens Lumber Co.
By: J. A. R. Pres.
Witness
J. E. Meane, Jr.
Shirley H. Riddan
31 Dec. 49
Ollie Farnsworth
12:17 P. 30900