

MORTGAGE ON REAL ESTATE—Office of Law, American & English, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. Guy Walker

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

WHEREAS, the Mortgagor is well and truly indebted unto Citizens 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 Thirteen Thousand Five Hundred

and No/100- - - - - DOLLARS (\$ 13,500.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$135.00 on the 1st day of July, 1952, and a like payment of \$135.00 on the first day of each month thereafter, said payments to be applied first to interest and then to principal, with interest thereon from date at the rate of Six (6%) per cent, 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, on the Northern side of City View Street (formerly O'Neal Street) in City View, being known and designated as lot No. 10, Block 6, Page 137, of County Block Book, and described as follows:

"BEGINNING at an iron pin on the Northern side of City View Street, said pin being 172 feet West from the intersection of Parker Road and City View Street, and running thence N. 6 W. 120 feet to iron pin; thence S. 71-15 W. 60 feet, more or less, to an iron pin in line of lot now or formerly owned by McNabb; thence S. 6 E. 107 feet to iron pin on City View Street; thence with the Northern side of City View Street, N. 83-35 E. 60 feet to the point of beginning. Being the same premises conveyed to the mortgagor by deed recorded in Volume 263 at Page 11."

"ALSO, All that lot of land in Paris Mountain Township, Greenville County, State of South Carolina, being shown and designated as lot No. 6 on plat of Sans Souci Heights, recorded in Plat Book W at Page 155, and described as follows:

"BEGINNING at an iron pin on the South side of a 3 foot sidewalk running along Merrilat Avenue, and the right-of-way of S.C. Highway Department, thence along the New Buncombe Road, S. 30-10 E. 70 feet to an iron pin, joint front corner of lots 5 and 6; thence along the line of lot 5, S. 50-50 W. 150 feet to an iron pin, joint rear corner of lots 5 and 6; thence N. 39-10 W. 70 feet to an iron pin on the Southern edge of sidewalk running along Merrilat Avenue; thence along said sidewalk, N. 50-50 E. 150 feet to the beginning corner. Being the same premises conveyed to the mortgagor by Ben F. Perry by deed to be recorded herewith."

Handwritten notes:
Find July 1, 1952
Citizens Lumber Co.
Treasurer
Ben F. Perry

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.