

GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. M. C.

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CITIZENS BUILDER 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 Two Hundred Fifty Thousand and No/100 ----- DOLLARS (\$ 250,000.00 ), with interest thereon at the rate of eight (8) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty 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 those four parcels of land on the western side of Westfield Street in the City of Greenville, County of Greenville, State of South Carolina, being the same property conveyed to Citizens Lumber Company as follows:

(1) by deed of A. E. Morris and Henry B. McKoy dated January-1947, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 307 at page 98; (2) by deed of River Mills dated January 8, 1947; and recorded in said R.M.C. Office in Deed Book 307 at page 97; (3) by deed of Charleston and Western Carolina Railway Company dated April 5, 1947, and recorded in said R.M.C. Office in Deed Book 311 at page 408; (4) by deed of C. H. Branyon dated April 23, 1965, and recorded in said R.M.C. Office in Deed Book 772 at page 363.

These parcels have an aggregate frontage on Westfield Street of 542.7 feet. They are shown on the Greenville County Tax Maps as Lots 1, 2.1 and 42.1 of Block 3, Sheet 56 (two of said parcels being combined in Lot 42.1.)

Together with all easements referred to in said deeds, and subject to a spur track easement and water line easement.

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.