

VOL 416 PAGE 460
The State of South Carolina,
County of Greenville

MAR 23 12 10 PM 1949

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: We, John B. Wall and Annie Ruth Wall

SEND GREETING:

Whereas, we, the said John B. Wall and Annie Ruth Wall hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to Mrs. J.H. Alewine, G.W. Alewine & Ansel Alewine, partners trading as Taylor's Lumber Company hereinafter called the mortgagee(s), in the full and just sum of One Thousand Forty-six and 12/100 -- DOLLARS (\$1046.12), to be paid payable one (1) year from the date hereof,

, with interest thereon from date at the rate of six (6%) percentum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mrs. J. H. Alewine, G. W. Alewine and Ansel Alewine, partners trading as Taylor's Lumber Company, their heirs and assigns forever, the following described property:

All that piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, on the North side of National Highway near Paris Station, being known and designated as Lot No. 7, of property of R. M. McGee Estate as shown by plat of Dalton C. Nevee, Engr., dated October 1941 and recorded in Plat Book 0, page 33, R. M. C. Office for Greenville County, S. C.

This being the same property conveyed to the Mortgagors by J. B. Wall on the 15th of June 1940, which is recorded in Deed Book 350 at page 475, R. M. C. Office for Greenville County.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) their heirs, successors and Assigns. And we do hereby bind ourselves and our Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) their heirs, successors and Assigns, from and against the mortgagor(s), their Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.