

FEB 10 4 58 PM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Claude C. Welborn

(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 Forty-Five Hundred and No/100

DOLLARS (\$ 4500.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: In monthly installments of \$45.00 each on the 1st day of each month hereafter, beginning March 1, 1953, 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 Eastern side of High Valley Boulevard, near the City of Greenville, being shown as lot 40 on plat # 2 of Section # 1 of Fresh Meadow Farms, made by J. C. Hill on October 1, 1950, recorded in Plat Book Y at Page 55, and described as follows:

"BEGINNING at a stake on the Eastern side of High Valley Boulevard, at corner of lot 39, and running thence with line of said lot, N. 72-55 E. 300 feet to a stake; thence S. 17-05 E. 111 feet to a stake at corner of lot 89; thence with the line of said lot, S. 81-30 W. 308.2 feet to a stake on High Valley Boulevard; thence with the Eastern side of High Valley Boulevard, N. 17-05 W. 72.6 feet to the beginning corner. Being the same property conveyed to the mortgagor by L. A. Moseley and C. H. Branyon by deed dated December 30, 1952."

Lot 40 described above and as shown on the above plat includes all of lot 39 as shown on plat of Fresh Meadow Farms made by M. H. Woodward, May 21, 1945, recorded in Plat Book M at Page 127, and also some additional property not platted on the last referred to plat.

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.