

FILED
FEB 2 4 17 PM 1954STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. L. Teaster, (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

Seven Hundred Fifty and No/100 DOLLARS (\$ 750.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: \$10.00 on March 2, 1954, and a like payment of \$10.00 on the second day of each month thereafter until paid in full, said payments to be applied first to interest and then to principal.

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 Greenville Township, on Julian Avenue, Springfield Street and Welcome Road, near the City of Greenville, being lots Nos. 17 and 30, and the Southwestern half of Lots 18 and 29, as shown on plat of property of J. Rowley Yown, made by W. J. Riddle, recorded in the R. M. C. Office for Greenville County in Plat Book "J", at Page 259, and described as follows:

"BEGINNING at a stake at the Western corner of Julian Avenue and Springfield Street, and running thence with the Northwestern side of Springfield Street, S. 60-00 W. 379.5 feet to a stake on the Northern corner of Welcome Road and Springfield Street; thence with the Northeastern side of Welcome Road, N. 30-52 W. 155 feet to a stake; thence N. 60-00 E. 378.8 feet to a stake on Julian Avenue; thence with the Southwestern side of Julian Avenue, S. 31-05 E. 155 feet to the beginning corner."

And being the same property conveyed to mortgagor by C. M. Hunter by deed recorded in Volume 271, at Page 368.

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.