

MORTGAGE OF REAL ESTATE Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

JUL 3 10 21 AM 1961

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LOUIS E. HOWARD

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

WHEREAS, the Mortgagor is well and truly indebted unto FRANK ULMER 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-eight Hundred and No. 100 ----- DOLLARS (\$4800.00

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: six (6%) months from date, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, situated, lying and being in the State of South Carolina, County of Greenville, on the southern side of Cole Road, being shown and designated as the major portion of Lot No. 6 on plat of property of W. H. Brown recorded in Plat Book 00, at Page 117, and being more particularly described as follows:

BEGINNING at a stake on the southern side of Cole Road at the joint front corner of Lots Nos. 5 and 6, and running thence with the line of Lot No. 5 S. 17 E. 364.5 feet to an iron pin; thence N. 77-48 E. 45.5 feet to an iron pin at the corner of Lot conveyed to Odell Crisp; thence with the line of the Crisp lot and through line of Lot No. 6 N. 11-43 W. 347 feet to an iron pin on Cole Road; thence along the southern side of Cole Road as changed by deed recorded in Deed Book 616, Page 75, N. 86-45 W. 80 feet to the point of beginning.

Being a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 613, Page 88.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the original amount of \$10,000.00, recorded in Mortgage Book 823, Page 417.

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