

MORTGAGE OF REAL ESTATE—Office of L. V. Thomas & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jimmy Nixon. (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

Five Thousand Twenty Six and 04/100----- DOLLARS (\$5,026.04),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

On or before 90 days from date, with interest from/ at the rate of six (6%) per cent, per annum, to be computed and paid quarterly, until paid in full.

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 231, Section 3, Belle Meade, recorded in Plat Book GG at page 187, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pine Creek Drive, joint front corner of Lots 231 and 232, of Section 3; thence with the line of Lot 232, S. 38-28 W. 150 feet to an iron pin; thence S. 51-30 E. 80 feet to an iron pin joint rear corner of Lots 230 and 231; thence with the line of Lot 230, N. 38-28 E. 150 feet to an iron pin on Pine Creek Drive; thence with said Pine Creek Drive, N. 51-30 W. 80 feet to the point of beginning.

Being the same property conveyed to mortgagor by deed recorded in Deed Book 667 at page 493.

This mortgage is junior in lien, as to Lot 231, to the liens of a mortgage held by Fidelity Federal Savings & Loan Association in the amount of \$12,000.00, recorded in Mortgage Book 849 at page 227.

ALSO: All that certain lot of land in Greenville County, State of South Carolina, being known and designated as Lot 232, Section 3, of Belle Meade Subdivision, as shown on plat recorded in Plat Book GG at page 187, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

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.

(continued on back page)

See Release Lot 231 Sec 3 - Belle Meade Book 685 Page 267 deed to James G. Hughton

Citizens Lumber Co.
Paid Dec. 12, 1961
By: Thomas A. Roe, Jr. Pres.
Deresa A. Riordan

SATISFIED AND CANCELLED OF RECORD
12 DAY OF Dec 1961
Ollie J. Smith
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:46 O'CLOCK P. M. NO. 1493