

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Greenville Home Builders, Inc., (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto H. C. Smith and C. S. Fox

(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 Four Hundred Twenty-five & No/100

DOLLARS (\$ 425.00),

with interest thereon from date at the rate of five (5) per centum per annum, said principal and interest to be repaid: Five Months after date.

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, Greenville Township, being known and designated as Lot No. 12 and a portion of Lot No. 11 as shown on a revised Plat of the property of Ethel Y. Perry Estate, recorded in Plat Book V at Page 131, and being more particularly described according to said Plat as follows:

"BEGINNING at an iron pin on the Southern side of Ethelridge Avenue, joint front corner of Lots Nos. 12 and 13, and running thence with said Avenue, N. 84-28 E. 65 feet to an iron pin, joint front corner of Lots Nos. 11 and 12, which pin is 5 feet east of the original joint corner of said Lots; and running thence S. 10-13 W. 62.5 feet to an iron pin in Darlington Avenue, which pin is 13 feet Northeast of the former joint corner of Lots Nos. 11 and 12; and running thence with Darlington Avenue, S. 43 W. 74 feet to an iron pin, corner of a triangular strip heretofore conveyed to T. M. McNeace, which pin is 13 feet East of the original joint rear corner of Lots Nos. 12 and 13; and running thence with the McNeace line, N. 12-44 W. 111 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by C. F. Dodd et al by deed to be recorded herewith.

It is understood that this mortgage is junior in lien to a mortgage this day executed to Citizens Lumber Company in the amount of \$5000.00 covering the above described property.

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.