

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 11 4 40 PM 1954 MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

I, **James F. Nichols**

(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 **Thirty-Five Hundred and No/100**

DOLLARS (\$ 3500.00),

with interest thereon from date at the rate of **Six** per centum per annum, said principal and interest to be repaid: **\$35.00 on July 15, 1954, and a like payment of \$35.00 on the 15th day of each month thereafter until paid in full, said payments to be applied first to the payment of 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, being known and designated as all of Lot 9 and a portion of Lot 8 of Berea Realty Company, according to a plat recorded in the R.M. C. Office for Greenville County, in Plat Book BB at Page 37 and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Northern intersection of two unnamed street and running thence N. 39-30 W. 160 feet to an iron pin; thence along the line of Lot No. 10 N. 57-05 E. 77 feet to an iron pin; thence along line of Lot No. 11 N. 57-05 E. 33 feet to an iron pin; thence in a Southeasterly direction through Lot No. 8, 161 feet to an iron pin on an unnamed street; thence with said unnamed street S. 57-05 E. 100 feet to the point of beginning."

Being the same premises conveyed to the Mortgagor by deed recorded in Deed Book 485 at Page 530.

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.