

BOOK 712 PAGE 105

MAY 1 3 30 PM 1957
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. G. James (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 Fifteen Hundred and No/100 - - -

DOLLARS (\$1500.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: in monthly installments of \$25.00 each on the first day of each month thereafter to be applied first to interest and then to principal until paid in full 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, and being the rear 40 feet of Lot 27, Section 4, of Judson Mills Village, as shown on plat recorded in Plat Book K at Page 76, and described as follows:

"BEGINNING at an iron pin on the east side of Hawkins Avenue at joint rear corner of Lots 10 and 27 and running thence along the east side of Hawkins Avenue N. 1-42 W. 40 feet to stake in western line of Lot 27; thence across Lot No. 27 N. 88-05 E. 89 feet, more or less, to stake in common line of Lots 27 and 28; thence along said common line S. 1-42 E. 40 feet to an iron pin at joint rear corner of Lots 9, 10, 27 and 28; thence along rear line of Lot 10 and Lot 27 S. 88-05 W. 89 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Vol. 308 at Page 318.

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.