

AUG 8 11 44 AM 1957

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES R. BROOKS AND (hereinafter referred to as Mortgagor) SEND(S) GREETING:

JOHN F. BROOKS
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 and No/100 ----- DOLLARS (\$ 5000.00),

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 \$50.00 each on the first day of October, 1957, and a like payment of \$50.00 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, **on the northern side of Green Avenue Extension or U. S. Highway No. 29 and being more particularly described by metes and bounds as follows:**

BEGINNING at an iron pin on the northwestern side of U. S. Highway No. 29 which point is 85.1 feet west from the intersection of U. S. Highway No. 29 and Lady Street, and running thence along the line of property now or formerly owned by Albert Faulkner, running thence along line of said property N. 42 W. 93.1 feet to iron pin; thence S. 53-20 W. 50 feet, more or less, to an iron pin; thence S. 19-50 E. 63.3 feet to an iron pin; thence S. 43-10 E. 44.5 feet to an iron pin on U. S. Highway No. 29; thence with the northwest side of said highway N. 40-37 E. 22.28 feet to an iron pin; thence continuing with said highway N. 43-30 E. 22.03 feet to an iron pin, the point of beginning.

Said premises being the same property conveyed to the mortgagors by deed recorded in Deed Book 288 at Page 244, less a triangular strip heretofore conveyed to Albert Faulkner by deed recorded in Deed Book 426 at Page 312, to which is added a small strip in the rear acquired from Albert Faulkner by deed recorded in Deed Book 426 at Page 277.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Citizens Lumber Company in the original amount of \$9500.00 recorded in Mortgage Book 510 at Page 42.

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.