

FILED
GREENVILLE CO. S. C.

BOOK 802 Page 311

MORTGAGE OF REAL ESTATE—Office of ^{PM 1959} ~~Lowell~~ Thornton & Arnold, Attorneys at Law, Greenville, S. C.

SEP 10
OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRED D. PHILLIPS, JR.

(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 **Eighty-two Hundred and No/100**

DOLLARS (\$ 8200.00),

with interest thereon from date at the rate of **six(6%)** per centum per annum, said principal and interest to be repaid: **four months after date, with interest thereon from December 10, 1959, at the rate of six (6%) per cent, per annum, to be computed and paid at maturity**

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, **on the eastern side of Montis Drive (formerly Paris View), being shown as Lot 19 on a revised plat of Paris View recorded in Plat Book QQ, Page 26, and described as follows:**

BEGINNING at a stake on the eastern side of Montis Drive 80 feet north from Gay Street at the corner of Lot 18 and running thence with the eastern side of said drive N. 19-06 E. 80 feet to stake at corner of Lot 20; thence with the line of said lot S. 70-54 E. 175 feet to stake; thence S. 19-06 W. 80 feet to a stake at the corner of Lot 18; thence with the line of said lot N. 70-54 W. 175 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 623, Page 468.

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.

23
Ollie Farnsworth
9:00 A. NO. 18238

Paid Dec. 19, 1957
Citizens Lumber Co.
By: F. A. Roe, Pres.
Witness: Thomas A. Roe, Jr.