

GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE—*Offices of Love, Thomas & Arnold, Attorneys at Law, Greenville, S. C.*

MAR 7 1960
OLLIE F. NORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frank O. Ferguson.

(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 Six Thousand and No/100 ----
DOLLARS (\$ 6,000.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

in monthly installments of \$70.00 each on the 1st day of each month hereafter, beginning April 1st, 1960, 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;

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,

in Chick Springs Township, on the Southern side of Reid School Road, and having according to survey made by R. E. Dalton, February 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Reid School Road, at the corner of lot conveyed to M. O. Center, and running thence S. 1-03 E. 208.7 feet to iron pin in line of other property of M. O. Center; thence with the line of said property, S. 88-57 W. 100 feet to iron pin; thence with other line of property of M. O. Center, N. 1-03 W. 208.7 feet to iron pin on Reid School Road; thence with the Road, N. 88-57 E. 100 feet to iron pin, the point of beginning.

Being the same property conveyed to the Mortgagor by M. O. Center by Deed recorded in Deed Book 537, at page 169, R.M.C. Office for Greenville County.

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.