

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

JAN 21 9 40 AM '61

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Paul P. Paris (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

NINE THOUSAND AND NO/100----- DOLLARS (\$ 9,000.00),

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

Payable: \$90.00 on the 20th day of each month hereafter, beginning May 20, 1961, to be applied first to interest then to principal until paid in full, with interest thereon from April 20, 1961, at the rate of six per cent, per annum, to be computed semi-annually and paid monthly, until paid in full.

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, being known and designated as Lot No. 21, on a plat of property of J. R. West, made by Thomas T. Linder, August 16, 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book "D" at page 268, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Ledbetter Street, joint corner of Lots 21 and 22, and running thence with the line of Lot No. 22, S. 73-10 W. 130 feet; thence S. 16-50 E. 77.6 feet; thence N. 68-45 E. 130 feet to an iron pin on the West side of Ledbetter Street; thence with Ledbetter Street N. 16-50 W. 67.5 feet to the Beginning corner.

ALSO: Also all that other lot of land in Greenville Township, Greenville County, State aforesaid, near Judson Mills, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the Western side of Ledbetter Street, corner of Lot 21, described above, and running thence with line of lot 21, S. 68-49 W. 130 feet to iron pin; thence S. 16-34 E. 75 feet to corner of lot formerly owned by J. R. Brown; thence N. 68-49 E. 130 feet to iron pin on Ledbetter Street; thence along the Western side of Ledbetter Street 75 feet to the beginning corner.

Being the same property conveyed to Mortgagor by deed recorded in Deed Book 238 at page 392.

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.