

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John Logan Duff

(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

Eleven Thousand Five Hundred and no/100----- DOLLARS (\$ 11,500.00 ),

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

\$115.00 each on the first day of each month hereafter, beginning on May 1, 1961, to be applied first to interest and then to principal until paid in full, with interest thereon from date, 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, in Chick Springs Township, at the Northeast corner of the intersection of Pine Street and Old Rutherford Road, near Paris School, and described as follows:

BEGINNING at a point in the center of the intersection of Pine Street and Old Rutherford Road, and thence running along the center of the Old Rutherford Road, N. 18-25 E. 79.3 feet to an iron pin on the Northern side of Cason Avenue; thence along said Avenue, N. 51-15 E. 200 feet to an iron pin; thence crossing Cason Avenue, S. 80-30 E. 47 feet, more or less, to corner of Etheredge lot; thence along Etheredge lot, S. 34-30 W. 275 feet, more or less, to center of Pine Street; thence along the center of Pine Street, N. 81-25 W. 103.5 feet to the beginning.

Being the same property conveyed to mortgagor by deed recorded in Deed Book 667 at page 21.

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.