

BOOK 651 PAGE 326

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 10 10 57 AM 1955

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James F. Nichols & Virginia Phillips Nichols (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

One Thousand and No/100 - - - - - DOLLARS (\$ 1000.00),

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 \$10.00 each on the first day of each month hereafter, beginning September 1, 1955, to be applied first to interest, then to principal, until paid in full with interest thereon from July 1, 1955, at the rate of Six (6%) per cent, per annum, to be computed semi-annually and paid monthly until paid in full.

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 Northwest side of Parker Road, and being shown and designated as Lot No. 3 on plat of Berea Realty Co. prepared by John C. Smith and J. Coke Smith, Surveyors, dated March, 1952, recorded in the RMC Office for Greenville County, S. C. in Plat Book BB at Page 37, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Parker Road, at the joint front corner of Lots 2 and 3, and running thence along the line of Lot 2, S. 57-05 W. 175 feet to an iron pin; thence S. 26-15 E. 80 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence along the line of Lot 3, N. 57-05 E. 175 feet to an iron pin on the Northwest side of Parker Road; thence along the Northwest side of Parker Road, N. 26-15 W. 80 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 515 at Page 368.

It is understood and agreed that the lien of this mortgage is junior to that of a mortgage held by Citizens Lumber Company in the original sum of \$9000.00, recorded in Mortgage Book 620 at Page 205.

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.

FOR SATISFACTION, TO THIS MORTGAGE SEE SATISFACTION BOOK 12 PAGE 654

RECORDED AND CANCELLED OF RECORD
5
Donnie S. Tankersley 73
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:46 P.M. ON SEP 10 1955

1955, day of Sept. 1955. Assignment recorded in R.M.C. Mortgage on Page 654