

Vol 390 PAGE 196

State of South Carolina,

GREENVILLE CO. S. C.

MAY 28 12 00 PM 1948

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

Greenville Home Builders, Inc.

SEND GREETING:

Whereas, the said Greenville Home Builders, Inc.

in and by my certain Promissory note in writing, of even date with these presents,
am well and truly indebted to Citizens Lumber Company

in the full and just sum of Fifty-Five Hundred and No/100 (\$5500.00) Dollars
to be paid in monthly installments of \$55.00 each on the first day of
each month hereafter, to be applied first to interest and then to principal until
paid in full, with full privilege of anticipation

with interest thereon from date
at the rate of Six (6%) per cent. per annum, to be computed and paid ~~semi-annually~~ monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and, its successors and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville

County, State aforesaid, on the South side of Pleasant Ridge Avenue in the City of Greenville, being the Eastern one-half of lot # 143 and the Western one-half of lot # 144, as shown on plat of Section 1 of Pleasant Valley, made by Dalton & Neves, in April 1948, recorded in Plat Book "P" at Page 93, and described as follows:

BEGINNING at a stake on the Southern side of Pleasant Ridge Avenue 384.5 feet East from Long Hill Street, and running thence S. 00-08 E. 160 feet to a stake in line of lot # 154; thence with lines of lots # 154 and 153, N. 89-52 E. 60 feet to a stake; thence N. 00-08 W. 160 feet to a stake on Pleasant Ridge Avenue; thence with the Southern side of Pleasant Ridge Avenue, S. 89-52 W. 60 feet to the beginning corner. Being one of the lots conveyed to the mortgagor by David G. Traxler by deed dated March 29, 1948, and recorded in Book of Deeds 342 at Page 116.

*Paid July 29, 1948
Citizens Lumber Co
By: J. A. Roe Pres
Witness
H. Jordan
Ollie Farnsworth
10:31*