

State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

JUN 2 12 47 PM 1948

To all Whom These Presents May Concern:

OLLIE FARNSWORTH R.M.C.

I, Clarence C. Coleman, Jr.

SEND GREETING:

Whereas, I the said Clarence C. Coleman, Jr.

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 Four Thousand and No/100 (\$4000.00) Dollars

to be paid in monthly installments of \$40.00 each on the 2nd day of each month hereafter, beginning September 2nd, 1948, said payments 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 and paid 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 Franklin Road between Berkley Avenue and Dykeson Avenue, in the Sans Souci Section of Greenville County, about two miles North of the City of Greenville, said lot having the following lines, courses and distances, to-wit:

BEGINNING at an iron pin on the Southern edge of a five (5) foot sidewalk running along the Franklin Road, joint front corner of lots 2 A and 3 A, and running thence along the line of lot 2 A, S. 75-15 E. 148 feet, to an iron pin, joint rear corner of lots 2 A and 3 A; thence along the lines of lots 23 and 24, S. 19-32 W. 75 feet, to an iron pin, joint rear corner of lots 3 A and 4 A; thence along the 15 foot triangular piece heretofore sold to the owner of lot 4 A, N. 75-15 W. 148 feet, to an iron pin on the Southern edge of said 5 foot sidewalk running along the Franklin Road; thence along the southern edge of said sidewalk, N. 19-32 E. 75 feet, to the beginning corner, said lot being known and designated as lot 3 A, with the exception of the triangular piece with a frontage on the Franklin Road of 15 feet, heretofore sold the owner of lot 4 A. See Plat recorded in the R.M.C. Office for Greenville County in Plat Book "R" at Page 127. Being the same premises conveyed to the mortgagor by Hext M. Perry, Trustee, by deed dated 27th of April, 1948, to be recorded herewith.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its successors and Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Witness
J.A. Roe, Jr.
Clarence C. Coleman, Jr. By J.A. Roe, Pres.
Citizens Lumber Co.
Paid Dec. 27-1948

29 Dec 1948
Ollie Farnsworth
511 P. 4827