

GREENVILLE CO. S. C.

FEB 25 11 41 AM '70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LOLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. C. WILSON, JR.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **CITIZENS BUILDER MART, INC.**

(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 -----

Two Thousand Eight Hundred One and 33/100----- DOLLARS (\$ 2,801.33--),

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

On Demand.

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, on the northern side of Patti Drive, being shown as Lot 30 on plat of Staunton Heights, dated February 1964, prepared by Dalton & Neves, recorded in Plat Book RR at page 167 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northern side of Patti Drive at the joint front corner of Lots 29 and 30 and thence with Lot 29, N 13 E 175.6 feet to an iron pin at joint rear corner of Lots 29 and 30; thence S 72-30 E 93.29 feet to an iron pin at joint rear corner of Lots 30 and 31; thence with Lot 31, S 13 W 168.3 feet to an iron pin on Patti Drive; thence with said Drive, N 77-00 W 93 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of James A. Sweatt by deed to be recorded herewith.

This mortgage is junior in lien to the lien of Carolina Federal Savings & Loan Association recorded in Book 974 at page 95.

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.