

MAR 29 3 24 PM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mamie V. Beard

(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 Four Hundred Fifty and No/100 - - - -

DOLLARS (\$ 450.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: In monthly installments of \$10.00 each 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 semi-annually and paid monthly.

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, in Greenville Township, on the Northwest corner of Rogers Avenue and Beacon Street, being shown as Lot 43, on plat of property of B. E. Geer, made by W. M. Rast, May, 1928, recorded in Plat Book G, at Page 237, and being described as follows:

"BEGINNING at a stake at the Northwest corner of Beacon Street and Rogers Avenue, and running thence with the Western side of Beacon Street and Rogers Avenue, and running thence with the Western side of Beacon Street, N. 5-50 W. 100.4 feet to a stake; thence N. 83-55 W. 73 feet to a stake, corner of Lot 42; thence with line of said lot, S. 5-50 E. 100.4 feet to a stake on Rogers Avenue; thence with the Northern side of Rogers Avenue, S. 83-55 E. 73 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Volume 237 at Page 330.

This description excludes six feet on the Eastern side of said lot used in widening Beacon Street.

It is understood and agreed that the lien of this mortgage is junior to the mortgage executed by the mortgagor to the mortgagee, recorded in Book of Mortgages 571 at Page 539.

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.