

BOOK 673 PAGE 240
THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 30 11 49 AM 1956

OLLIE FARNsworth
R.M.C.

To All Whom These Presents May Concern:

I, James A. Garrett

SEND GREETING:

Whereas, I, the said James A. Garrett
in and by certain promissory note in writing, of even date with these
Presents, am well and truly indebted to E. H. Burns
in the full and just sum two thousand and seventy dollars (\$2070.00)

, to be paid at the rate of twenty-five dollars (\$25.00)
per month until paid in full, payments to be applied first to interest
and the balance to principal. The first payment shall be due April 20,
1956, and the remaining payments shall be due on the 20 th day of each
and every month thereafter until paid in full

, with interest thereon from this date
at the rate of 6 per centum 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,
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; and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said James A. Garrett

, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said E. H. Burns

according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said James A. Garrett

, in hand well and truly paid by the said E. H. Burns

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released, and by these Presents do grant, bargain, sell and release unto the said
E. H. Burns, his heirs and assigns forever:

All that tract or lot of land in Butler Township, Greenville County,
State of S. C., on the southeast side of Hallton Road, and being the
southwestern portion of Lot No. 11 of a subdivision known as Happy
Valley Farms, a plat of which is of record in the R. M. C. Office for
Greenville County in Plat Book "0" at page 103, and having the
following metes and bounds:
BEGINNING at an iron pin on the southeast side of Hallton Road, which
pin is 165.1 feet from the intersection of said road and County Road,
and running thence with said Hallton Road N. 33-22 E. 75 feet to a
corner; thence S. 56-30 E. 225.75 feet to a corner; thence S. 33-30
W. 75 feet to an iron pin; thence N. 56-30 W. 225.6 feet to the
beginning corner, and being designated as Lot No. 100 on a plat of
E. H. Burns property made by Dalton and Neves, August, 1951, in a
revision of plat of Lot 11 and part of Lot 12 of Happy Valley Farms.

This mortgage is a second mortgage and junior to that given by the
mortgagor to Fidelity Federal Savings and Loan Association this date.