

STATE OF SOUTH CAROLINA,

SEP 21 11 17 AM 1960

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, J. W. Pitts, of Greenville County, am well and truly indebted to Leslie & Shaw, Inc. in the full and just sum of Nine Hundred and No/100 (\$900.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

On or before six (6) months from date or whenever the mortgaged premises shall be conveyed by the mortgagor herein, whichever date is earlier,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid at maturity and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said J. W. Pitts

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Leslie & Shaw, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Hartsville Street, in a subdivision known as Orchard Acres, Section Three, near the City of Greenville, State of South Carolina, being known and designated as Lot #196 as shown on a plat prepared by J. Mac Richardson, R. L. S., dated May 1960 and recorded in the R. M. C. office for Greenville County in Plat Book QQ at page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Hartsville Street, the joint front corner of Lots #196 and #197, and running thence along the line of Lot #197, N. 3-21 W. 160 feet to an iron pin; running thence S. 86-39 W. 90 feet to an iron pin at the joint rear corner of Lots #196 and #195; running thence along the line of Lot #195, S. 3-21 E. 160 feet to an iron pin on the northern edge of Hartsville Street; running thence along the northern edge of Hartsville Street, N. 86-39 E. 90 feet to an iron pin, point of beginning; being the same conveyed to me by Leslie & Shaw, Inc. by deed of even date, to be recorded herewith.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$12,400.00 executed on this date by the mortgagor herein to First Federal Savings and Loan Association of Greenville to be recorded herewith.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Leslie & Shaw, Inc., 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 the said mortgagee, its successors and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.