

The State of South Carolina,

County of  
GREENVILLE

To All Whom These Presents May Concern: I, E. H. Burns

SEND GREETING:

Whereas, I, the said E. H. Burns hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to F. B. Pinson hereinafter called the mortgagee(s), in the full and just sum of Four thousand five hundred & no/100 ----- DOLLARS (\$4,500.00), to be paid one year from date

, with interest thereon from date at the rate of six (6%) percentum per annum, to be computed and paid

semi-annually until paid in full; all interest not paid when due to bear interest at the 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; 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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, sell and release unto the said F. B. Pinson, his heirs and assigns, forever:

All those two certain pieces, parcels or lots of land together with the buildings and improvements thereon, situate, lying and being in Butler Township, Greenville County, S. C. on the South Eastern side of Halltown Road and being shown and designated as all of Lot Number 11 and the Southern onehalf of Lot Number 12 of Subdivision known as Happy Valley Farms, as shown on plat thereof prepared by Dalton & Neves, Engineers, July, 1944, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "0", page 103 and when described together having the following bounds according to said plat to-wit:

BEGINNING at an iron pin on the Southeast side of Halltown Road which pin is the joint of Corner of Lots 10 and 11 and is located 165.1 feet N.33-23 E from the Eastern edge of a country road; thence along Southeastern edge of Halltown Road N-33-22 E 300 feet to an iron pin at the center of the front line of Lot Number 12; thence through the center of Lot Number 12 S-56-30 E. 226.2 feet to a point in the center of the rear line Lot 22 thence along rear lines of Lots 11 and 12 S.33-30 W. 300 feet; thence along joint line of Lots 10 and 11 N. 56-30 W. 225.6 feet to point of beginning being the identical property conveyed to the mortgagor by deed of L. A. Kelly recorded in Deed Book 329, Page 46, of said R. M. C. Office.