

STATE OF SOUTH CAROLINA ^{SEP 7 2 40 PM 1960}

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, J. W. Pitts, of Greenville County, well and truly indebted to Greenville Land Co., 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:

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 Greenville Land Co., Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 157 of a subdivision known as Orchard Acres, Section Two, as shown on a plat of a portion of said subdivision prepared by J. Mac Richardson, Surveyor, March, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Orchard Drive at the joint front corner Lots Nos. 157 and 156 and running thence along the joint line of said lots, S. 64-52 E. 177.3 feet to an iron pin in the rear line of Lot No. 158; thence along the rear line of Lot No. 158, S. 27-07 W. 80.1 feet to an iron pin, joint rear corner Lots Nos. 158 and 159; thence along the rear line of Lot No. 159, S. 25-15 W. 11.2 feet to an iron pin, the joint rear corner Lots Nos. 157 and 108; thence along the joint line of said lots, N. 64-45 W. 177.3 feet to an iron pin on the eastern side of Orchard Drive, joint front corner Lots Nos. 157 and 108; thence along the eastern side of Orchard Drive, N. 30-22 E. 51.1 feet to a concrete monument; thence continuing still with the eastern side of said Orchard Drive, N. 25-08 E. 40 feet to the point of beginning; being the same conveyed to me by Greenville Land Co., Inc. by deed of even date, to be recorded herewith.

This mortgage is junior and inferior to the lien of a construction mortgage in the principal sum of \$ 12,000.00 executed 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

Greenville Land Co., Inc., its successors ~~Heirs~~ 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 ~~Heirs~~ 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.