

MORTGAGE OF REAL ESTATE—Office of the Recorder of Deeds, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, WE, JAMES WILLIAM MCCONNELL AND JANICE C. MCCONNELL,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. PITTS

(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 **Three Thousand Six Hundred and No/100ths (\$3,600.00)**-----
-----Dollars (\$3,600.00) due and payable

in the amount of One Thousand Two Hundred and No/100ths (\$1,200.00) Dollars per annum with the balance due and payable in three (3) years from date. The mortgagors expressly reserve the right of prepayment of said loan before due date.

with interest thereon from **date** at the rate of **7** per centum per annum, to be paid: **annually**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its 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**, being known and designated as **Lot No. 85 of a Subdivision known as Wade Hampton Gardens, Section 3, as shown on a plat thereof, recorded in the R.M.C. Office for Greenville County, in Plat Book YY, at Page 179, and having such metes and bounds, as follows:**

Beginning at an iron pin on the western side of Balfer Drive, joint front corner of Lots 85 and 86, and running thence with the joint line of said lots, N. 72-30 W. 160 feet to an iron pin in the line of Lot 76; thence with the line of Lot 76, N. 17-30 E. 61.9 feet to an iron pin at the corner of Lot 77; thence with the line of Lot 77, N. 20-39 E. 38.1 feet to an iron pin at the joint rear corner of Lots 84 and 85; thence along the joint line of said lots, S. 72-44 E. 158.7 feet to an iron pin on the western side of Balfer Drive; thence with Balfer Drive S. 18-11 W. 100 feet to the beginning corner.

This mortgage is junior to that of the First Federal Savings and Loan Association mortgage on the same property which is recorded in Mortgage Book 1035, at Page 289, in the Greenville County R.M.C. Office.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 125

SATISFIED AND CANCELLED OF RECORD
20 DAY OF Aug 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:41 O'CLOCK A. M. NO. 5277