

STATE OF SOUTH CAROLINA,

County of Greenville

GREENVILLE CO. BOOK 648 PAGE 481  
AUG 17 10 11 AM

To all Whom These Presents May Concern:

WHEREAS I, Richard S. Fortune, of Greenville County, well and truly indebted to Cely Bros. Lumber Company, Inc.

in the full and just sum of One Hundred, Sixty-One and 55/100 - - - - - (\$ 161.55) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

On or before one (1) year after date

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid annually 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 Richard S. Fortune

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 Cely Bros. Lumber Company, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, on the northeast side of Fortune Street, and being known and designated as Lots Nos. 10 and 11 of the property of Susan Fortune as shown on plat thereof made by W. J. Riddle in August, 1948 and recorded in the R. M. C. office for Greenville County in Plat Book U, at page 159, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Fortune Street at the corner of Lots Nos. 11 and 12, and running thence along the line of Lot No. 12, N. 59-01 E. 92.9 feet to a point, rear corner of said lot; thence N. 28-05 W. 146.6 feet to an iron pin in line of the right-of-way of the C. & G. Railroad; thence along said right-of-way, S. 72-28 W. 197.4 feet to an iron pin at the point where the eastern line of Fortune Street intersects with said railroad right-of-way; thence along the northeast side of Fortune Street, S. 30-59 E. 160.3 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to me by Susan Fortune by deed dated March 29, 1949 and recorded in the R. M. C. office for Greenville County in Vol. 378, at page 57."

This is a second and junior mortgage, being junior to the lien of the First Federal Savings and Loan Association of Greenville.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Cely Bros. Lumber Company, 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 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.