

WHEREAS, I, A. L. Witt,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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

Twelve thousand and no/100----- Dollars (\$ 12,000.00) due and payable \$400.00 on the 10th day of each and every month commencing July 10, 1972; payments to be applied first to interest, balance to principal; with the privilege to anticipate payment at any time without penalty; interest at the rate hereinafter set forth shall be payable on the entire principal balance semi-annually until the monthly payments begin July 10, 1972; with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly

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, in Chick Springs Township, on the southeastern side of Super Highway (U. S. No. 29), and being known and designated as Lot No. 22 on plat of the Estate of Vance Edwards Property recorded in Plat Book "P", at pages 128 and 129, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of U. S. Highway No. 29 at the joint front corner of Lots 22 and 23 and running thence along the line of said lots S. 47-08 E. 208.7 feet to an iron pin; thence S. 42-52 W. 135 feet to an iron pin at the joint rear corner of Lots 21 and 22; thence along the joint line of said lots N. 47-08 W. 208.7 feet to an iron pin on the southeastern side of U. S. Highway 29; thence along the southeastern side of said Highway, N. 42-52 E. 135 feet to the point of beginning.

ALSO: All that piece, parcel or portion of a lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Chick Springs Township, being shown as the rear portion of Lot No. 43 as shown on plat of Property of Vance Edwards, made by Dalton & Neves, Engrs., June 1947, recorded in Plat Book "P", at Pages 128 and 129, R. M. C. Office for Greenville County and described as follows:

BEGINNING at an iron pin at the rear joint corner of Lots 43 and 44 and running thence S. 47-08 E. 80 feet to an iron pin, which iron pin is 270 feet from the joint front corner of Lots 43 and 44; thence S. 42-52 W. 100 feet to an iron pin, joint line of Lots 43 and 42, said iron pin being 80 feet south from the joint rear corner of Lots 42 and 43; running thence N. 47-08 W. 80 feet to an iron pin, joint rear corner of Lots 42 and 43; running thence N. 42-52 E. 100 feet to the beginning corner.

ALSO: All those pieces, parcels or lots of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as a portion of Lot No. 41 and a portion of Lot No. 42 of Property of Vance Edwards as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "P", Pages 128 and 129 and being described together as follows:

BEGINNING at an iron pin at the joint rear corner of Lots 42 and 43 and running thence along the line of Lot 43, S. 47-08 E. 80 feet to an iron pin; thence a new line across Lots 42 and 41, S. 42-52 W. 200 feet to an iron pin in the joint line of Lots 41 and 40; thence along the line of Lot 40, N. 47-08 W. 80 feet to an iron pin at the joint rear corner of Lots 40 and 41; thence along the rear line of Lots 41 and 42, N. 42-52 E. 200 feet to the beginning corner.

The above described property was conveyed originally to Alvin L. Witt and Vina F. Witt; however Vina F. Witt conveyed her interest therein to Alvin L. Witt by deed recorded in Deed Book 783, at page 437.

This is a second mortgage being junior in lien to another mortgage to the Mortgagee.

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.