

MORTGAGE OF REAL ESTATE Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 940 PAGE 507

COUNTY OF GREENVILLE

OLLIE F. WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frances B. Pitman

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CAROLINA MORTGAGE COMPANY

(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 Eight Hundred Thirty Six and 01/100-----

----- Dollars (\$ 3, 836.01) due and payable

\$74.15 a month beginning January 1, 1964; payments to be applied first to interest, balance to principal, the last payment due December 1, 1968,

with interest thereon from date at the rate of six(6%) 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

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, School District 6-E on the southwestern side of Washington Avenue and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Washington Avenue, at a point 80.5 feet from the southwestern corner of the intersection of Texas Avenue and Washington Avenue and running thence in a southwesterly direction 185 feet to an iron pin; thence in a southerly direction 60 feet to a stake at the rear corner of the lot heretofore conveyed to James W. Wheatly; thence with the line of that lot in a north-easterly direction 185 feet to a stake on the southwestern side of Washington Avenue; thence along the southwestern side of Washington Avenue, in a northerly direction 60 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed recorded in Deed Book 470, at Page 423.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to First Federal Savings & Loan Assn. dated December 19, 1961 in the original amount of \$4200.00 recorded in Mortgage Book 877, at Page 286.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT

For value received, the undersigned hereby transfers, sets over and assigns all of its right, title and interest in and to this mortgage to Southeastern Fund, a Corporation, without recourse.

Witness:

First Carolina Mortgage Company

Judith D. Weston
Christine B. Giles

By *Frank D. Stewart*

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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