

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

FILED
GREENVILLE, CO. S. C.

JUN 20 11 59 AM '71
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Allen T. Witham and
Marciann L. Witham

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank of Greenville, South Carolina (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

Twenty-two Thousand Eight Hundred and no/100-----DOLLARS (\$ 22,800.00), with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid: \$163.36 per month beginning July 30, 1971 and a like payment of \$163.36 on the 30th day of each month thereafter until paid in full. Under the note secured hereby the mortgagee reserves the right to escalate the interest rate to eight (8) per cent at its discretion.

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 shown as lot no. 142 on plat entitled Del Norte Estates recorded in Plat Book WWW at page 32 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Del Norte Road at the joint front corner of lot 143 and running thence with the line of lot 143 N. 52-18 W. 135 feet to an iron pin; thence with the line of lot 159 S. 37-32 W. 95 feet to an iron pin at the rear corner of lot 141; thence with the line of lot 141 S. 52-18 E. 134.45 feet to an iron pin on the western side of Del Norte Road; thence with the western side of Said Road N. 37-52 E. 95 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 895 at page 545 in the R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.