

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, DEED BOOK 916 PAGE 175

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, DEED BOOK 916 PAGE 175, MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, C. H. Pitts

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank of Charleston, 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 Fifteen Thousand and No/100ths----- Dollars (\$ 15,000.00) due and payable

One Hundred Eighty Two and No/100ths (\$182.00) per month beginning February 12, 1972 and continuing on the same date of each month thereafter until paid in full.

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 on the eastern side of Saluda Lake (Saluda River) in Greenville Township, being a portion of tract No. 7 as shown on a plat of property of Stanley Brown made by Madison H. Woodward, Engineer, November, 1946, recorded in the RMC Office for Greenville County in Plat Book P at Page 101 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Stanley Drive in the line of property of the mortgagor herein and property now or formerly of Stanley Brown and property now or formerly of Jack Nachmann and running thence along the terminus of Stanley Drive with the property now or formerly of Nachmann, S. 11 E. 33.5 feet to an iron pin; thence S. 83 W. 82.7 feet to an iron pin; thence continuing along the line of property now or formerly of Nachmann, S. 60-16 W. 111.9 feet to a point in the edge of Saluda Lake; thence along the edge of Saluda Lake, the traverse line being as follows: S. 47 E. 34 feet, S. 11-30 E. 385 feet, and S. 30 W. 120 feet to a point on the eastern edge of Saluda Lake; thence N. 78 E. 275.7 feet to an elm tree; thence N. 73 E. 496 feet to a stake; thence continuing N. 73 E. 356 feet to an iron pin at the corner of property now or formerly of Dorothy M. Wade; thence along the line of property now or formerly of Dorothy M. Wade, N. 33-05 E. 244.1 feet to an iron pin in the center of Stanley Drive; thence along the center of Stanley Drive, the following courses and distances: N. 31-05 W. 119 feet, N. 54-30 W. 60 feet, N. 71-08 W. 60 feet, N. 85-33 W. 60 feet, S. 77-30 W. 60 feet, S. 69-30 W. 250 feet, S. 61-30 W. 100 feet, S. 55-57 W. 150 feet, S. 64-04 W. 70 feet, S. 77-54 W. 60 feet, N. 82-35 W. 37 feet, N. 48-19 W. 65 feet, and N. 44-02 W. 183.2 feet to a point in the end of Stanley Drive, the beginning corner.

Together with all of the mortgagor's right, title and interest in and to an easement over and along Stanley Drive to Sylvan Way and an easement over Sylvan Way to Saluda Dam Road which easement provides ingress and egress to and from the property of the mortgagor herein above described.

Being all of the property conveyed to the mortgagor herein by deed dated February 6, 1957 recorded in Deed Book 570 at Page 372 less, however, that portion conveyed by the mortgagor herein to Dorothy M. Wade by deed dated May 25, 1971 recorded in Deed Book 916 at page 175 in the RMC Office for Greenville County.

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 71 PAGE 1347

REGISTERED AND CANCELLED OF RECORD, Dannie S. Santowley, R. M. C. FOR GREENVILLE COUNTY, S. C. AT 250 O'CLOCK P. M. NO. 7326