

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

JUL 18 3 31 PM '72

BOOK 1241 PAGE 361

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Marie Sitton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Palmetto Enterprises of Greenville, Inc.

(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 One Thousand, Three Hundred and 00/100 -----

Dollars (\$ 1,300.00) due and payable

\$ 57.62 per month, beginning August 17, 1972, and continuing on the like day of each month thereafter until paid in full. Said payment first to interest and balance to principal,

with interest thereon from date at the rate of Six 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, being known and designated as Lot No. 7 on a Plat of Sherman Park, prepared by Alex A. Moss, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book 4-F, Page 5, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of lots 7 and 8, on the Eastern side of Uneeda Drive and running thence along the edge of said Drive, S. 5-42 E., 96.2 ft. to an iron pin; thence N. 74-20 E., 152.2 ft. to an iron pin; thence N. 5-42 W., 70 ft. to an iron pin; thence S. 84-18 W., 150 ft. to an iron pin on the Eastern side of Uneeda Drive, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Palmetto Enterprises of Greenville, Inc., to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the purchase money first mortgage to be given to Fountain Inn Federal Savings & Loan Association on July 17, 1972.

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 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.