

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUN 19 12 03 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Margaret W. Pitts

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary K. Turnage Ervin

(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

Two Thousand Dollars-----Dollars (\$2,000 ) due and payable

with interest thereon from June 15, 1974 at the rate of 7 per centum per annum, to be paid: 15th Day of each month at the rate of \$50.00 (FIFTY) dollars per month until the total amount of \$2,357.62 (Two thousand-three-hundred-fifty seven and 62/100 total is paid 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 parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and near the Poe Mill, and being known and designated as the northwestern portion of Lot. No. 16 of the property of the estate of H.P. Hammett as shown on Plat thereof recorded in the R.M.C. Office for Greenville County in Plat BookHHH, Page 837 & being more particularly described as follows, to-wit:

Beginning at an iron pin on the South Side of Hammett Street, at the corner of Lot No. 15 which point is also the Southeastern corner of the intersection of Hammett Street and the Southern Railway right-of-way and running thence along the Southern Side of Hammett Street S. 68 3/4 E. 45 feet to an iron pin at the corner of Lot now or formerly belonging to Galloway which point is 55 feet west of the corner of Lot No. 17; thence on a line through Lot. No. 16, S. 21:1/4 W. 200 feet, more or less, to an iron pin on line of Lot of Poe Mill; thence along the line of that lot in a northwesterly direction 45.07 feet to an iron pin in line of Lot No. 15; thence along the line of said lot No. 15, N. 21 1/4 E. 198 feet more or less to the beginning corner.

This is the property conveyed to the grantor by Heppie H. Moreland, by deed dated June 3, 1949, and recorded in the R.M.C. Office for Greenville County, in Vol. 349, at Page 14.

The property is now recorded in Book 609, Page 498 in the R.M.C. 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 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 Mortgagee 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 Mortgagee 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 who may lawfully claim the same or any part thereof.

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