

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
1964
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CLERK

MORTGAGE OF REAL ESTATE

BOOK 1446 PAGE 233

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John E. Walton

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. G. Pittman and Eula S. Pittman

(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 Five Thousand and NO/100---

Dollars (\$ 5,000.00) due and payable

annually as set forth in promissory note executed this date,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually with said annual payment

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, Chick Springs Township, lying on the west side of State Highway No. 14, also known as North Main Street, being shown as Lot No. 2 on a plat of property made for Truman H. Henderson by Terry T. Dill, C.E. dated April 20, 1964, recorded in Plat Book- _____ Page _____, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the western margin of said State Highway or Street, joint front corner of Lots Nos. 1 and 2 on said plat, and runs thence with the common line of Lots Nos. 1 and 2, S. 76-34 W. 170.3 feet to an iron pin; thence N. 29-50 W. 86 feet to an iron pin; thence N. 77-40 E. 172.9 feet to an iron pin on the western margin of said State Highway or Street; thence along the margin of same, S. 23-21 E. 82 feet to the beginning.

AND ALSO that adjacent lot known as Lot No. 1, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the western margin of said street or highway, the southeastern corner of the lot, and runs thence S. 76-10 W. 165.5 feet to an iron pin, corner of Lot No. 4 on said plat; thence with rear line of Lot No. 4, N. 29-50 W. 85 feet to an iron pin, joint corner of Lots Nos. 1, 2, and 4,5; thence with the common line of Lots Nos. 1 and 2, N. 76-34 E. 170.3 feet to an iron pin on the margin of said street or highway; thence with the margin of said street S. 26-23 E. 82 feet to the beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

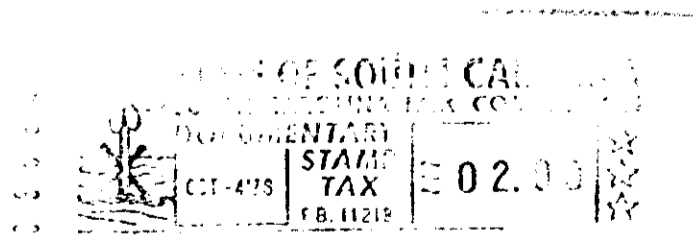
This is that same property conveyed to mortgagor by deed of H. G. Pittman and Eula S. Pittman to be recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE

AS PART OF THE CONSIDERATION HEREOF, MORTGAGEES hereby agree to subordinate the lien of this mortgage to any construction loan mortgage executed by Mortgagor during the two year period and when requested.

MORTGAGEE ADDRESS: Landrum Highway, Greer, S.C. 29651

MORTGAGOR ADDRESS: 400 Memorial Drive Extn., Greer, S.C. 29651



Together with all and singular rights, members, herditaments, 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.

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