

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

36310 PM
SONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Dorothy Mull Pittman

hereinafter referred to as Mortgagee) is well and truly indebted unto Southern Bank and Trust Company

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, to the sum of

TWELVE THOUSAND AND NO/100 - - - - - Dollars \$ 12,000.00 due and payable

ON DEMAND *

with interest thereon from date at the rate of 12 1/2% per centum per annum, to be paid Quarterly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee on 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, conveyed, 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, hereafter described therein, situate, being and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the South-western side of West Parker Road, being known and designated as LOT No. 3, Block A of Hughes Heights Subdivision and being shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book GG, at pages 122 and 123. The within conveyed premises have, according to said plat, the following metes and bounds, courses and distances:

BEGINNING at an iron pin on the Southwestern side of West Parker Road at the joint front corner of Lots Nos. 3 and 4 of Block A and running thence along the common line of said lots, S. 18-36 W. 150 feet to an iron pin; thence along the common line of Lots Nos. 3 and 13, Block A, S. 71-24 E. 75 feet to an iron pin, the joint rear corner of Lots Nos. 2 and 3, Block A; thence along the common line of the last-mentioned lots, N. 18-36 E. 150 feet to an iron pin on the Southwestern side of West Parker Road; thence along the Southwestern side of West Parker Road, N. 71-24 W. 75 feet to an iron pin, the beginning corner.

Being the same property conveyed to the Mortgagee by deed of Jack Earl Pittman recorded on June 28th, 1957 in the RMC Office for Greenville County in Deed Book 579, at page 311.

*The above mortgage is "Payable according to the terms and conditions of a Note of even date and any modification, extensions or renewals thereof, and all future advances that may be made by Southern Bank to Borrower, and all modifications, extensions and renewal of such future advances."

"It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal, debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record."

Stamp: TAX 04.80

Together with all and singular rights, remedies, benefits, and opportunities to the same belonging in any way present or apparent, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and heating 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or convey 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 Mortgagee and all persons who may lawfully claim the same or any part thereof.

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