

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 14 1 11 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clarence O. Pittman

RECORDED

(hereinafter referred to as Mortgagor) is well and truly indebted unto William L. Dorn and Frances Bernhard

(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 Twenty Seven Thousand Five Hundred and NO/100

Dollars (\$ 27,500.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date hereof at the rate of 9 1/2 per centum per annum, to be paid: monthly

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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 western side of Meadows Avenue, being designated as Lot No. 54 on a plat of Augusta Acres recorded in the R.M.C. Office for Greenville County in Plat Book S, Page 200 and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the western side of Meadows Avenue at the joint front corner of lots Nos. 54 and 55 and running thence along the common line of said lots S. 69-42 W. 200 feet to an iron pin at the joint rear corner of said lots; thence along the rear of lot No. 54 S. 20-18 E. 100 feet to an iron pin at the joint rear corner of lot Nos. 54 and 53; thence along the common line of said lots N. 69-42 E. 200 feet to an iron pin on the western side of Meadows Avenue; thence along the western side of Meadows Avenue N. 20-18 W. 100 feet to an iron pin being the point of beginning.

This is the same property conveyed to the mortgagor by deed of William L. Dorn recorded in the R.M.C. Office for Greenville County in Deed Book 1140, Page 701 on the 14th day of January, 1981.

This is a purchase money mortgage.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$ 11.00

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 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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