

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1593 PAGE 890

FEB 4 3 20 AM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Donny F. Pitman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, P. O. Box 1329, Greenville, South Carolina

(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 Four Thousand Five Hundred and No/100

Dollars (\$ 4,500.00) due and payable

in forth-eight (48) consecutive monthly payments of One Hundred Twenty-Five and 08/100 (\$125.08) applied first to interest then to principal commencing March 22, 1983, and continuing on the same day of each month thereafter until fully paid; said note being co-signed by Robert Fulton Pitman and Harriette C. Pitman with interest thereon from date at the rate of 14.53 per centum per annum, to be paid: as per terms of said note.

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.

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown as all of Lot No. 74-A on plat of Sunny Acres prepared by J. C. Hill, R.L.S., on August 24, 1953, as revised March 1, 1954, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at page 168 and 169, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Cox Street, joint front corner of Lots 73 and 74-A; running thence with line of said lots, S. 31-10E 155.6 feet to an iron pin; thence N. 57-55 E. 60 feet to an iron pin; thence N. 2-00 E. 35.5 feet to an iron pin at the common rear corners of Lots 74 and 75; thence N. 31-10 W. 124.9 feet to an iron pin on the southeast side of Cox Street; thence to the southeast side of Cox Street, S. 56-05 W. 75 feet to point of beginning.

THIS being the same property conveyed unto the Mortgagor by deed of the United States of America, recorded in Deed Book 1033, page 919 in the R.M.C. Office for Greenville County, South Carolina on March 31, 1976.

THIS mortgage is second in priority to that of The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, recorded in Mortgage Book 1363, page 705 on March 31, 1976 in the R.M.C. Office for Greenville County, South Carolina.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB-83 01.80
PS 1113

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.

4328-RV-21