

JUL 2 2 06 PM '76

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, WALTER E. PITMON & PATSY J. PITMON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY, at Travelers Rest, S. C.

(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 SIX THOUSAND FIVE HUNDRED FOURTEEN AND 20/100----

----- Dollars (\$ 6,514.20) due and payable
sixty (60)
in/monthly installments of \$108.57 per month, commencing July 22, 1976,
and on the same date of each successive month thereafter until paid in full

with interest thereon from _____ date _____ annual _____ at the/rate of 12.50 per centum per annum, to be paid: monthly

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, in O'Neal Township containing THREE (3) ACRES according to a survey thereof made by Carol F. Duncan dated 6-17-76 and being a portion of the property of Winston Cox as shown on plat recorded in the RMC Office for Greenville County in Plat Book 5-T, at page 41, and having the following metes and bounds according to the survey made by Carl F. Duncan:

BEGINNING at an iron pin at the joint front line of property of Wagner (formerly Winston Cox) in the center of a County Road and running thence along the center of said County Road, N. 71-38 W. 185 feet to corner of County Road and property now or formerly owned by Winston Cox; running thence along line of said property, N. 06-33 E. 723 feet to an iron pin; running thence along line of said property, N. 06-33 E. 723 feet to an iron pin; running thence S. 72-06 E. 185 feet to the rear corner of property of Wagner (formerly owned by Winston Cox); running thence along line of Wagner property, S. 06-33 W. 725 feet to an iron pin in the center of a County Road, the poing of beginning.

This being the identical property conveyed to the Mortgagors, Walter E. Pitmon and Patsy J. Pitmon, by Winston Cox, dated July 2, 1976, and recorded simultaneously with the mortgage.



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.

0000

4328 RV-23