

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

RECORDED 4 05 PM '71 MORTGAGE OF REAL ESTATE  
BONNIE S. TANNER TO ALL WHOM THESE PRESENTS MAY CONCERN:  
N.H.C.

WHEREAS, J. Henry Sitton, Jr.

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

(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

SIXTY THOUSAND AND NO/100 - - - - - Dollars \$ 60,000.00 due and payable

\$6,000.00 per year, plus interest quarterly, until paid in full, with the first payment to principal, commencing one year from date

with interest thereon from date at the rate of P + 1% per centum per annum, to be paid: Quarterly

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 Mortgagee 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, City of Greenville, being known and designated as LOTS NOS. 25 and 26 as shown on Plat of Barksdale Subdivision made by Dalton & Neves, Engrs. December 1959 and recorded in the RMC Office for Greenville County in Plat Book QQ, at pages 118 and 119 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 24 and 25 on Rockingham Road and running thence along Rockingham Road, South 3-29 East 109.3 feet to an iron pin; thence continuing with Rockingham Road, South 16-42 East 228 feet to an iron pin at joint front corner of Lots 26 and 27; running thence North 75-37 East 250.9 feet to an iron pin; running thence North 15-44 West 240 feet to an iron pin; thence North 80-04 West 255.6 feet to an iron pin on Rockingham Road, the point of beginning.

This being the same property conveyed to J. Henry Sitton, Jr. and Martha McKennon Sitton by Huguenin & Douglas, Inc. as shown by deed recorded in Deed Book 806, at page 73 on September 14, 1966, RMC Office for Greenville County. The said Martha McKennon Sitton died testate in Greenville County leaving the above described property to J. Henry Sitton, Jr. by Will recorded in the Probate Court in APT. 1102, FILE 12.

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GREENVILLE COUNTY, S.C.

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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