

State of South Carolina

FILED)
GREENVILLE S.C.

Mortgage of Real Estate



County of GREENVILLE JUL 12 9 10 AM '84

THIS MORTGAGE made this 5th day of July, 1984

by JIMMY R. PITTS AND MARY ALICE S. PITTS

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS, JIMMY R. PITTS AND MARY ALICE S. PITTS is indebted to Mortgagee in the maximum principal sum of Forty One Thousand Five Hundred Seventy Nine and 75/100 Dollars (\$ 41,579.75), Which indebtedness is evidenced by the Note of mortgagors of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of July 15, 1994 which is 120 months after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 41,579.75, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

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, near the City of Greenville, on the north side of Alice Farr Drive, being shown as Lot No. 77 on plat of Sections 1 and 2 of Western Hills, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ, Pages 98 and 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Alice Farr Drive at the joint front corner of Lots 76 and 77 and running thence along the line of Lot 76 N. 16-30 W., 175 feet to an iron pin; thence N. 73-30 E., 100 feet to an iron pin; thence with the line of Lot 78 S. 16-30 E., 175 feet to an iron pin on the north side of Alice Farr Drive; thence along Alice Farr Drive S. 73-30 W., 100 feet to the beginning corner.

This mortgage is junior to that mortgage of Carolina National Mortgage Investment Company, Inc., recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1036, Page 267.

This is the same property conveyed to Mary Alice S. Pitts by deed of James Cooley, recorded in the R.M.C. Office for Greenville County in Deed Book 966, Page 314.

ALSO: 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, being known and designated as Lots Nos. 96 and 97 on plat of Morgan Hills Addition, recorded in Plat Book A, Page 70 in the R.M.C. Office for Greenville County and being further shown on a more recent plat by Kermit T. Gould, S.C. Reg. No. 4035 entitled "Property of Jimmy R. Pitts and Mary Alice Pitts" recorded in the R.M.C. Office for Greenville County in Plat Book 10-Q, Page 62 and having, according to said latter plat, such metes and bounds as shown thereon.

This is the same property conveyed to mortgagors by deed of Julia M. Long, recorded in the R.M.C. Office for Greenville County in Deed Book 1215, Page 64 on June 15, 1984.

RECORDED
JUL 12 1984
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STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
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12.48

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

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