

GREENVILLE CO. S. C.  
OCT 28 4 00 PM '79  
DONNIE S. TANNERSLEY  
R.M.C.

# MORTGAGE

1979-197

This form is used in connection with mortgages insured under the new ten-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Buford B. Pitman, Jr. and Elizabeth B. Pitman of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association

Of Greenville, South Carolina, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Five Thousand and NO/100----- Dollars (\$ 35,000.00 ), with interest from date at the rate of eight per centum ( 8 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Fifty Six and 82/100----- Dollars (\$ 256.82 ), commencing on the first day of December, 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 2009.

NOT KNOWN ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Lee East Court, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 of a subdivision known as Lee East, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 64, Page 40 and having, according to a more recent survey entitled "Property of Buford B. Pitman, Jr. and Elizabeth B. Pitman" prepared by Carolina Surveying Company on October 16, 1979, recorded in the R.M.C. Office for Greenville County in Plat Book 7-K, Page 42, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Edwards Street at the joint front corner of lots 15 and 16 and running thence along the common line of said lots N. 87-46 W., 151.2 feet to an iron pin at the joint rear corner of said lots; thence along the rear of lot 16 S. 2-22 E., 45 feet to an iron pin; thence continuing along the rear of lot 16 S. 1-29 W., 45 feet to an iron pin at the joint rear corner of lot 16 and the property of Hand; thence along the common line of lot 16 and Hand property N. 89-11 E., 150.5 feet to an iron pin on the western side of Edwards Street; thence along Edwards Street N. 0-04 W., 82 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Jeffco Enterprises, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1114, Page 500, on the 29 day of October, 1979

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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