

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
AND SPARTANBURG

FILED  
GREENVILLE CO. S.C.  
FEB 25 10 13 AM '76  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Claude M. Pittman and Jessie Ruth Mc. Pittman

hereinafter referred to as Mortgagor) is well and truly indebted unto

BANK OF GREER

(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 Hundred and no/100 (\$400.00)

Dollars (\$ 400.00)

and payable

ON DEMAND

with interest thereon from DATE

at the rate of 9.0

per centum per annum, to be paid

ON DEMAND

In consideration of advances made and which may be made by BANK OF GREER, GREER, SOUTH CAROLINA, Lender, to Claude M. Pittman and Jessie Ruth Mc. Pittman, Borrower, (whether one or more), aggregating Four Hundred (\$400.00) Dollars, (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55 of the Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances), evidenced by promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Ten Thousand (\$10,000.00) and no/100 Dollars plus interest thereon, attorneys' fees and court costs, with interest as provided in said note(s) and costs including a reasonable attorneys' fee of not less than fifteen (15%) percentum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned has granted, bargained, sold, conveyed and mortgaged and by these presents does hereby, grant, bargain, sell, convey, and mortgage, in fee simple unto Lender, its successors and assigns, the following described property:

All that parcel or lot of land in Butler Township of Greenville County, South Carolina, lying on the west side of State Highway No. 14 near Pelham and Batesville, being shown as Tract No. 6 on a plat of property made for Mrs. Ethel Pittman by H. S. Brockman, Surveyor, March 4, 1952, recorded in Plat Book BB, page 25, R. M. C. Office for Greenville County.

Said plat is specifically referred to for a more complete property description.

It is understood and agreed that all advances, heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

DERIVATION: See deed of Grover W. Pittman et al dated April 12, 1963 and recorded in Deed Book 720 Page 321 Greenville City R. M. C. Office and Deed Book 44 K, Page 237 Spartanburg County R. M. C. Office.

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 such 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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SPARTANBURG, S.C.  
R.M.C.

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