

USL—FIRST MORTGAGE ON REAL ESTATE

FILED

JUN 15 1959 A.M.

RECORDED
R. M. C.

1959 JUN -9 PM 3:10
SPARTANBURG CO.

MORTGAGE



State of South Carolina

COUNTY OF SPARTANBURG

Mrs. Ollie Farnsworth
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Grover W. Pitman and Marcella A. W. Pitman

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

Sixty-five Hundred

DOLLARS (\$ 6,500.00), with interest thereon from date at the rate of **Six (6)**

per centum per annum, said principal and interest to be repaid as therein stated, and to be paid in monthly installments of **Sixty-five (\$65.00) per month beginning one month from this date.**

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 purpose;

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 Spartanburg, Beech Springs Township, west side of Reidville-Duncan surfaced road; being shown and designated as Lot No. 3 on plat of property of W. K. Hill Estate prepared by H. S. Brockman, Surveyor, March 6, 1947, and being bounded on north by Lot No. 4, on the east by the said road, on the south by Lots No. 2 and 3, and on the west by a branch and lands of Fred Moore, being a part of what is known as the W. G. Sloan tract, and having the following courses and distances, to-wit:

Beginning on a point in the center of said Reidville-Duncan surfaced Road, joint corner of Lots No. 2 and No. 3 and runs thence with the dividing line of Lots No. 2 and No. 3, N. 86-45 W. 274 feet to a stake on the west bank of a ditch or gully; thence, with the said gully, N. 47-03 W. 154 feet to a Pine 3X N.M on the southern bank of the gully; thence, N. 86-45 W. 297.7 feet to a stone, old corner, and joint corner of Lots No. 1 and No. 3 and of the Fred Moore land; thence, with the Fred Moore line, N. 70-00 W 708 feet to a stake in branch, joint corner of Fred Moore's land; thence down the meanders of the branch as the line as follows N. 35-00 E. 127 feet to a bend; thence N. 61-00 E. 85 feet to a bend; thence, N. 37-30 E. 100 feet to a bend; thence, N. 79-50 E. 168 feet to a stake at or near the forks of another branch and at an old road crossing, joint corner of Lots No. 3 and No. 4; thence with the dividing line of Lots No. 3 and No. 4, S. 87-00 E. 905 feet to a nail and stopper in the center of the Reidville-Duncan Road; thence, with the center of said road, S-1-55 W. 750 feet to the beginning corner, and containing Sixteen and nine-tenths (16 9/10) acres, more or less, and is the same conveyance made ~~known~~ by deed of Bertha Emma Hill, Executrix of the last will and testament of W. K. Hill, deceased, and individually, to Francis McHugh Outz and William McHugh, and being the same property conveyed to us by Francis McHugh Outz and William McHugh in June, 1959; said deed to be recorded.

~~This mortgage is given as additional security on a loan obtained from the mortgagee; the first mortgage being recorded in the office of RMC for Greer in the County.~~

This space is inadequate to include all of the real estate contained in this real estate mortgage and therefore the description is contained on the front of this mortgage and is hereby included and made a part of the above clause, with all of the above statements attached thereto; 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 any other equipment or 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.