

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUL 18 12 12 PM '77
DORIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, PATRICIA G. PORTER,

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

SOUTHERN BANK & 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-THREE HUNDRED FIFTY-ONE & 12/100 ----- Dollars (\$6,351.12) due and payable

Per terms of note of even date herewith.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 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 Greenville, on the northwest side of Pittman Circle, being shown and designated as Lot 9 on a Plat of Property of J.A. and Maggie B. Pittman, recorded in the R.M.C. Office for Greenville County in Plat Book RR, at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Pittman Circle, joint front corner of Lots 8 and 9, and running thence with the line of Lot 8, N. 33-50 E., 136.8-feet to an iron pin on the northwest side of Pittman Circle; thence with said Circle N. 56-10 E. 141.6-feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Katherine Pauline Porter and Tony Monroe Porter as recorded in the R.M.C. Office for Greenville County in Deed Book 1052, at Page 533 on March 9, 1977.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being on the northwestern side of Pittman Circle, in Greenville County, South Carolina, being shown and designated as "Property of Beattie E. Huss" on a Plat recorded in the R.M.C. Office for Greenville County in Plat Book 5-M, at Page 20, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Pittman Circle at the corner of other property of Patricia G. Porter designated as Lot 9, and running thence N. 33-38 W. 193.7-feet to a point in the center line of branch, with an iron pin set at a point N. 33-38 W. 25.8-feet from the center line of said branch; thence in a southwesterly direction with the center line of said branch as the line (the traverse line of which is S. 13-23 W. 254.1-feet, and S. 03-18 W. 100-feet), to a point in the center line of said branch; thence leaving the center line of said branch and running through an iron pin N. 60-57 E. 145.6-feet to an iron pin; thence N. 82-57 E. 59.3-feet to an iron pin on the northwestern side of Pittman Circle; thence with said Circle, N. 33-38 W. 50-feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Katherine Pauline Porter and Tony Monroe Porter as recorded in the R.M.C. Office for Greenville County in Deed Book 1055, at Page 327 on April 25, 1977.

This being junior in lien to that certain mortgage given to Fidelity Federal Savings & Loan Association as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1395, at Page 602 on April 26, 1977, and having an approximate balance of \$22,576.51.

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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