

CN 34943

REC'D
S. C.
AUG 24 '79
WINSLEY

MORTGAGE

Mortgagee's Address:
PO Bx 10636
Charleston, SC 29411

V.L. 1418 PAGE 004

THIS MORTGAGE is made this 29th day of August 1979, between the Mortgagor, EDGAR PITMAN, JR. and ANNETTE M. PITMAN (herein "Borrower"), and the Mortgagee, CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC. a corporation organized and existing under the laws of South Carolina whose address is P. O. Box 10636, Charleston, SC 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100-- (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being shown and designated as Lot No. 79 Eastgate Village Subdivision as shown on plat made by Piedmont Engineers and Architects, dated May 15, 1973, recorded in Plat Book 4-X at page 31 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Gunston Circle at the joint front corner of Lots 78 and 79 and running thence with Lot 78 N 9-20 W 82.6 feet to an iron pin at the joint rear corner of Lots 78 and 79; thence N 49-43 E 30 feet to an iron pin at the joint rear corner of Lots 73, 74, 75 and 79; thence with Lot 73 and Lot 72 S 59-34 E 175.85 feet to an iron pin at the joint rear corner of Lot 79 and Lot 80; thence with Lot 80 S 71-28 W 115.35 feet to an iron pin on Gunston Circle; thence with said circle N 46-46 W 30 feet to an iron pin; thence with said circle N 81-36 W 30 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Threatt Enterprises, Inc., to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
1979

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which has the address of Lot 79 - Gunston Circle Taylors
[Street] [City]
S. C. 29687 (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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