

1113 W. Parker Rd.
Greenville, S.C.
29611

LONG, BLACK & GASTON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.

BOOK 1564 PAGE 14

MORTGAGE OF REAL ESTATE

FEB 18 10 15 AM '82
BONNIE W. WILKINS
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

Purchaser may also

WHEREAS, BENNY PITTMAN and LESLIE G. PITTMAN

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

JOSEPH B. CROXTON

(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

EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 Dollars (\$18,500.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH
FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly

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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the north side of Hammett Street, being a portion of the property formerly belonging to the H. B. Hammett Estate and being known as Lot No. 1 according to plat of property of Stanley Batson and P. B. McCauley by Pickell & Pickell, Engineers, dated May 20, 1946, recorded in the RMC Office for Greenville County in Plat Book N, Page 193, and having, according to said plat, the following metes and bounds, to-wit:~~

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the north side of Hammett Street, being a portion of the property formerly belonging to the H. B. Hammett Estate and being known as Lot No. 1 according to plat of property of Stanley Batson and P. B. McCauley by Pickell & Pickell, Engineers, dated May 20, 1946, recorded in the RMC Office for Greenville County in Plat Book N, Page 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Hammett Street, which point is 146.8 feet East of the center of Southern Railway track and running thence along the dividing line of Lots Nos. 1 and 2, N. 22-45 E. 92.3 feet to a point on the line of Lot 3; thence S. 68-15 E. 48.4 feet to an iron pin; thence S. 21-45 W. 92.3 feet to an iron pin on the north side of Hammett Street; thence along the north side of Hammett Street, N. 68-15 W. 47.2 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor's herein by deed of Joe Croxton dated February 18, 1982, and recorded simultaneously herewith.

THIS MORTGAGE AND THE DEBT IT REPRESENTS IS NOT ASSUMABLE WITHOUT PRIOR WRITTEN CONSENT OF SELLER.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
FEB 18 1982
STAMP
1122
120218

400 8 23921801

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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