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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE B. WORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BLAKE P. GARRETT and DAVID H. GARRETT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. A. PARSONS

(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

Six Thousand and No/100 - - - - - Dollars (\$6,000.00) due and payable one (1) year from date,

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: annually.

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 lot of land with improvements on the eastern side of North Main Street in the Town of Fountain Inn, Greenville County, South Carolina, being more fully described as follows:

BEGINNING at an iron pin on the eastern side of North Main Street at the joint front corner of Property now or formerly owned by Mrs. S.K. Woods, and running thence with North Main Street in a northwesterly direction 110.88 feet, more or less, to the corner of Property now or formerly owned by C.P. Armstrong; thence with the line of Armstrong's Property in a northeasterly direction 221.10 feet to the back line of Property now or formerly owned by Mrs. Irene Humphries; thence with the line of Humphries in a southeasterly direction 124 feet to a point on the line of Property now or formerly owned by Mrs. S.K. Woods, this being the back line of the Humphries lot; thence with the line of property now or formerly owned by Mrs. S.K. Woods in a southwesterly direction 192.92 feet to an iron pin, the point of beginning, being the same Property conveyed to the Mortgagors herein by Deed of Motor Contract Company of Greenville, Inc.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.