

MORTGAGE OF REAL ESTATE—Offices of MAN... **DEC 8 10 04 AM 1967** ... Law, Greenville, S. C.

BOOK 1078 PAGE 489

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

GENERAL MORTGAGE OF REAL ESTATE
R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Terry Gatrost and Sandra Gatrost,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joseph Barry Fitts and Judith C. Fitts,

(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 Hundred and 00/100

----- Dollars (\$ 600.00) due and payable

\$30.00 per month, beginning December 1, 1967, and continuing thereafter on the 1st day of each and every month thereafter; payments to be applied first to interest and the balance to principal, with the right to anticipate payment in full at any time without penalty.

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 northern side of Kay Drive and being known and designated as Lot No. 83, Section Two of Belmont Heights Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Kay Drive, joint front corner of Lots Nos. 83 and 84 and running thence with the common line of said lots N. 23-00 E. 160 feet to an iron pin at the joint rear corner of Lots Nos. 83 and 84; thence with the rear line of Lot No. 83 S. 67-00 E. 70 feet to an iron pin at the joint rear corner of Lots Nos. 82 and 83 and running thence with the common line of said lots S. 23-00 W. 160 feet to an iron pin on the northern side of Kay Drive; thence with Kay Drive N. 67-00 W. 70 feet to an iron pin, the point of beginning.

This property is subject to restrictions, easements and rights-of-way appearing on record in the R. M. C. Office for Greenville County.

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GREENVILLE CO. S. C.
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OLLIE FARMER NORTH
R. M. C.

Together with all and singular rights, members, hereditaments, 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.

Paid satisfied and cancelled this the 27th day of September 1968.

*Joseph B. Fitts Sr.
same as Joseph Barry Fitts
Judith C. Fitts
witness Beth R. Painter*

SATISFIED AND CANCELLED OF RECORD
30 DAY OF Sept. 1968
Ollie Farmenorth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:15 O'CLOCK P. M. NO. 7771