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GREENVILLE, CO. S. C.

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MORTGAGE OF REAL ESTATE—Office of Hubert E. Nolin, Attorney at Law, Greenville, S. C.

APR 17 4 42 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANNERSLEY
R.M.C.

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

REGULATION
COMPLIED WITH
WHEREAS

I, BOBBY EUGENE GARRETT,

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

(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

TWENTY-TWO THOUSAND AND NO/100- - - - -

----- Dollars (\$ 22,000.00) due and payable

\$150.00 per month for 10 years at which time the full amount shall become due and payable. First payment to be May 1, 1973, and on the first day of each month thereafter with the right to anticipate the full amount or any part thereof on any interest bearing date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: Quarterly

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, being designated as Tract No. 2 on the Old Easley Bridge Road as shown on plat of Property of A Division of Mrs. Ruby Reid Rogers Property according to a survey made January 22, 1973, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on Old Easley Bridge Road in the center of a driveway and running thence with the center of said driveway N. 9-34 E. 169 feet to iron pin; thence N. 67-49 W. 124.6 feet; thence N. 3-30 E. 160 feet to iron pin; running thence along line of property now or formerly of Creatie R. Jones S. 69-40 E. 261 feet to iron pin; running thence along line of Kilby property S. 3-30 W. 337.6 feet to iron pin on Old Easley Bridge Road; running thence N. 69-40 W. 156 feet to the center of a joint 12-foot driveway, the beginning corner.

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 lien; 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.