

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

WHEREAS, We, David M. Titus and Diane D. Titus

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arthur E. Sheek and Barbara W. Sheek

(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

- - - Eight thousand four hundred - - - - - Dollars (\$ 8,400.00 ) due and payable  
in 360 equal, consecutive monthly payments of \$67.59, commencing November 1, 1975,

with interest thereon from Date at the rate of Nine per centum per annum, to be paid: monthly  
Borrowers specifically reserve full right of anticipation at any time or times in whole or in part.

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:

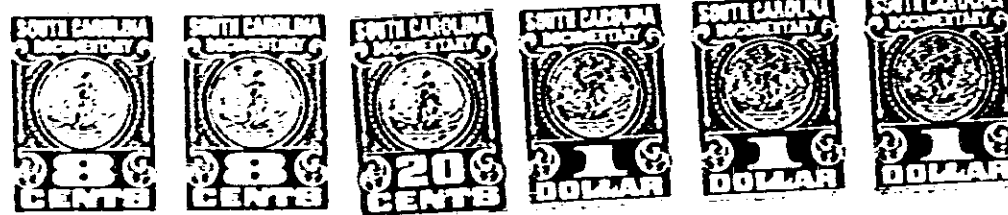
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Fairview Township, near Simpsonville, according to plat of Property of Arthur E. Sheek and Barbara W. Sheek, made August 28, 1968, by T. H. Walker, Jr., R.L.S., and having, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Neeley Ferry Road and running N 09-18 W, 45.8 feet to an iron pin; thence N 52-45 E, 252.8 feet to an iron pin; thence N 04-45 W 247.5 feet to an iron pin; thence N 34-57 E, 195.1 feet to an iron pin on Cheyenne Drive; thence along Cheyenne Drive, S 04-06 E, 194.4 feet to an iron pin; thence S 09-07 E, 227.4 feet to a nail and cap in the center of Neeley Ferry Road; thence continuing along Neeley Ferry Road, S 71-03 W, 77 feet to a hub; thence continuing with Neeley Ferry Road, S 87-40 W, 241.6 feet to a hub; thence continuing with Neeley Ferry Road, S 66-57 W, 123.2 feet to a nail and cap in the center of Neeley Ferry Road, the point of beginning.

This mortgage, and the debt it secures, is assignable.

This is a second mortgage.



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.

9571

4328 RV-21