

GREENVILLE CO. S. C.

1387 751

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, FRANK B. CAMERON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BLAKE P. GARRETT, JR., MASON Y. GARRETT, DAVID TOBE GARRETT, and STEWART HUNTER GARRETT
Drawer 36, Fountain Inn, South Carolina, 29644

(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 ONE HUNDRED FORTY THREE THOUSAND THREE HUNDRED

EIGHTEEN AND 40/100-----Dollars (\$143,318.40) due and payable

as provided in said promissory note

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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, in the Town of Fountain Inn, containing 3.34 acres, and having, according to a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-X, Page 61 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Wall Street at the center of a street (Bates Street also known as Kellett Alley) and running thence with the center of said street (Bates Street also known as Kellett Alley), S 53-58 W 188.5 feet to an iron pin; thence continuing with the center of said street (Bates Street also known as Kellett Alley), S 57-09 W 166.3 feet to an iron pin in the center of a street; thence with the center of said street as the line, N 35-07 W 204.6 feet to an iron pin; thence S 55-46 W 145.2 feet to an iron pin; thence N 51-18 W 105.9 feet to an iron pin; thence N 2-09 W 149.9 feet to an iron pin; thence N 52-0 E 503.8 feet with the line of property being conveyed herewith to the Grantee by deed of Blake P. Garrett and D. H. Garrett, to an iron pin on the southwestern side of Wall Street; thence with the southwestern side of Wall Street, S 38-28 E 355.5 feet to the point of beginning.

Being the same conveyed to the Mortgagor by deed of the Mortgagee, to be recorded herewith.

DOCUMENTARY
STAMP
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RECEIVED

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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