

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

Vol 1331 Page 853

WHEREAS,

RALPH F. GARRETT AND LOUISE W. GARRETT

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

JIM W. PITTS AND DOROTHY M. PITTS

(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

TEN THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$10,500.00) due and payable

Two hundred and no/100 (\$200.00) Dollars on the 1st day of June, 1984 and
Two hundred and no/100 (\$200.00) Dollars on the 1st day of each and every
succeeding calendar month thereafter until paid in full with payments applied first
to interest and then to the remaining principal balance due from month to month
together

with interest thereon from _____ date _____ at the rate of eleven (11) per centum per annum, to be paid: monthly

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:

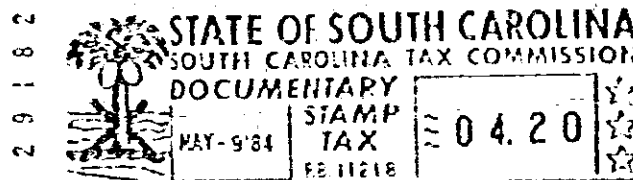
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as part of Lot 59 Camille Park #2 as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book M at Page 85 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Harvard Avenue at the corner of property now or formerly of Tom L. Sizemore (see Plat Book 6-N at Page 56 and see Deed Book 1074 at Page 471) and running thence with Sizemore's line N. 28-00 E. 69.1 feet to an iron pin; thence N. 56-15 W. 55 feet, more or less, to a point on the line of property now or formerly owned by Garland Dean Forrester (see Deed Book 499 at Page 481) and running thence with Forrester's line approximately S. 28-44 W. 80 feet, more or less, to a point on the northern side of Harvard Avenue; thence with Harvard Avenue approximately S. 60-51 E. 77.1 feet, more or less, to an iron pin at the corner of Sizemore's property, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Jim W. Pitts and Dorothy M. Pitts dated May 9, 1984 and recorded in the RMC Office for Greenville County herewith.

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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.

RECORDED

4328-11-21