FILED

MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

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5. L	This Mortgage	made this 21st day of	June	19	69	betwee
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ì	61114	BOBBY LEE PITTS and	1			
1	61114	IMAJEAN CAGLE PITTS	}			
	called the Morteagor, and	BRICK HOMES, INC.		hereinafter called	l the N	fortese

WITNESSETH

Beginning at an iron pin on the southern side of Campbell St., at corner of lot now of M. H. Campbell, formerly I. T. Lindsey and running thence with the southern side of said street N. 89 W. 105 feet to a new corner; thence a new line through said lot S. 6 E. 195 feet to new corner; thence S. 89 E. 105 feet to old corner and corner of Campbell lot; thence N. 6 W., 195 feet along Campbell lot to the Beginning corner.

Being the same property conveyed to the parties of the first part by deed dated November 16, 1968, and recorded in Book 856 at page 240 in the R.M.C. office for Greenville County, South Carolina.

Together with all and singular the rights, members, hereditamients and apputtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Morigagor, its successors and assigns forever.

The Mortgagor orienants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free aid clear of all liens and elecumberances whatsoever. The Mortgagor further covenants to warrant and foreser defend all and singular the premises unto the Mortgagoe foreser, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. To pay all sums secured hereby when due.
- 2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
- 3. To provide and maintain fire insurance with extended coverage endotsement, and other insurance as Mortgagee may require, upon the buildings and improvements now sluate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the politics for such required insurance to the Mortgagee.
- 4. In case of breach of covenants numbered 2 and 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurace and pay the premiums and cause to to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become Immediately due and payable and shall bear interest at the highest legal rate from the date paid.