

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE

REGULATION NO. 11
COMPLIED WITH
11/2/73

FILED
FEB 23 10 59 AM '73

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHERREAS We, Kenneth A. Garrett & Mae Dianne Garrett
R.H.C.
S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Julius D. McCall

(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

Eleven thousand and No/100----- Dollars (\$ 11,000.00) due and payable

to be paid in 179 monthly consecutive payments of \$92.83 and final installment of \$91.07. Payment being first applied to interest and balance on principal, with first payment due on January 15, 1973.

with interest thereon from date at the rate of SIX(6) per centum per annum, to be paid:

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, State of South Carolina, as shown as Lot 4, Block K, of the subdivision of Slater Manufacturing Co., recorded in Plat book AA at page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Whitney Street at it's intersection with Talley Bridge Road, at the corner of Lot 3, and running thence N 66-49 W. 258.2 feet to an iron pin at the rear corner of Lot 5; thence along the line of Lot 5, N 83 E 223.1 feet to an iron pin on the western side of Whitney Street; thence S 7 E 130 feet to the point of beginning. This property is triangular in shape and is situate in Block K of said subdivision, and is the same property conveyed to Jack McGill, recorded in Deed Book 650 at page 348.

This is that same property conveyed to Mortgagee by the said Jack McGill, by Deed dated May 2, 1963, being recorded in the RMC Office for Greenville County, State of South Carolina, in Book 722, Page 62.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.