



The State of South Carolina,  
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WE, CARL H. ZIPF, III AND MELINDA ZIPF

SEND GREETING:

Whereas, WE, the said Carl H. Zipf, III and Melinda Zipf hereinafter called the mortgagor(s)

in and by OUR certain promissory note in writing, of even date with these presents,

well and truly indebted to Marshall S. Pitts hereinafter called the mortgagee(s), in the full and just sum of Eleven Thousand and N/100

DOLLARS (\$ 11,000. ), to be paid

\$139.35 per month, beginning with \$139.35 on August 1, 1976, and continuing with \$139.35 on the 1st day of each and every month thereafter until paid in full, with each monthly payment first to apply to interest and any balance to apply to principal, with the right and privilege granted to anticipate payments and pay any greater amount at any time without penalty for prepayment



, with interest thereon from date

at the rate of nine (9%)

percentum per annum, to be computed and paid

monthly, as above set forth

until paid in full, all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by the said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That WE, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the term of the said note, and also in consideration of the further sum of Three Dollars, to US, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Marshall S. Pitts, his heirs and assigns forever:

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the Eastern side of Beatrice Street, near the City of Greenville, being shown as a portion of Lot No. 33 on a plat of Camilla Park, No. 1, recorded in Plat Book G at page 225 and having, according to said plat, the following metes and bounds:

"BEGINNING at an iron pin on the eastern side of Beatrice Street at the front corner of Lots 33 and 34; and running thence with the line of said lots N65-30E 175 feet to an iron pin; thence through Lot 33 S24-30E 60 feet to an iron pin in the line of Lot 32; thence with the line of said lot S65-30W 169.5 feet to an iron pin on the eastern side of Beatrice Street; thence with the eastern side of said street N33-30W 60.75 feet to the BEGINNING point."

This is the identical property conveyed to us, Carl H. Zipf, III and Melinda H. Zipf by deed of Marshall S. Pitts.

0441

4328 RV-23