GREENVILLE CO.S.C.

Jet 8 1 34 PH 17

2006 1403 PAGE 271

MORTGAGE OF REAL ESTATE

58 ma 340

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Philip Gordon Pitts

STATE OF SOUTH CAROLINATE G. TANKERSLEY

COUNTY OF GREENVILLE (R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William G. Perry

thereinafter referred to as Martgagee) as evidenced by the Martgagor's premissery note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand Rine hundred Fifty and NO/100-----Dellars is 9,950.00

as set forth in real estate note of even date,

This conveayene is subject to all restrictions, easements, rights or vay, zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by Mortgagee by deed of this date and to be recorded herewith.

THIS IS A SECOND MORTGAGE.

Mortgagor's address: 218 Moore St., Greer, S.C. 29651 Mortgagee's address: 1450 Wade Hamtpn Blvd., Greer, S.C. 29651

36949

W

Together with all and singular rights, members, herditaments, and appurterances to the same belonging in any way incident or appertaining, and of all the rents, issues, and prefits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures new or hereafter attached, cannected, 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 Mortgogeo, its heirs, successors and assigns, forever.

The Merigagor covenants that it is lawfully seized of the premised hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convoy or encumbe: the same, and that the premises are free and clear of all fiend and encumbrances except as provided herein. The Marigagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgager and all persons whomseever fawfully claiming the same or any part thereof.