MORTGAGE OF REAL ESTATE-MOCREPHYNATE OF STICOY, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORDHALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS We, Fred D. Garrett and Mamie Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Co. of S. C., Inc.

as stated therein,

with interest thereon from

at the rate of

per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, 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, in the City of Greenville, on the northeast side of Asbury Street (formerly John Street), and having the following metes and bounds, to-wit:

Beginning at a point on the northeast side of Asbury Street, 113'1" northwest of lot now or formerly owned by H. G. Simpson, and running thence in a northeasterly direction, parallel with the line of said Simpson lot, 156 feet, more or less, to lot now or formerly owned by Mrs. W. B. Boyd; thence in a northwesterly direction, parallel with said Asbury Street, and with the line of said Boyd lot, 50'1" to a corner; thence in a southwesterly direction, parallel with line of said Simpson lot, 156 feet, more or less, to a corner on said Asbury Street; thence in a southeasterly direction with said Asbury Street, 50'1" to the beginning corner.

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 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 heireinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.