

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Tom L. Sizemore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jim W. Pitts and Dorothy M. Pitts

(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 Five Hundred and No/100-----

-----Dollars (\$ 11,500.00) due and payable

at the rate of \$125.32 per month beginning one month from date until paid in full

with interest thereon from date at the rate of nine per centum per annum, to be paid: monthly.

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, at the northwestern corner of the intersection of Harvard Avenue and Flora Avenue and being shown as a portion of Lot 59 on a subdivision entitled "CAMILLA PARK, Map 2", recorded in the RMC Office for Greenville County in Plat Book M at Page 85, and also being shown on a plat entitled "Property of Tom L. Sizemore", dated February 28, 1978, prepared by Carolina Surveying Company, recorded in the RMC for Greenville County in Plat Book 6-71 at Page 56, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Harvard Avenue, said pin being 62.3 feet west from the northwestern corner of the intersection of Harvard Avenue and Flora Avenue and running thence N.29-00 E. 69.1 feet to an iron pin; running thence S.56-15 E. 53 feet to an iron pin on the western side of Flora Avenue; thence with the western side of Flora Avenue, S.20-28 W. 63.7 feet to an iron pin at the northwestern corner of the intersection of Flora Avenue and Harvard Avenue; thence with the northern side of Harvard Avenue, N.62-38 W. 62.3 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Jim W. Pitts and Dorothy M. Pitts recorded in the RMC Office for Greenville County on March 1, 1978.

THE mailing address of the Mortgagee herein is: 2206 Wade Hampton Boulevard, Greenville, South Carolina 29615.

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 hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the premises 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.

0 6 2 5

4328 RV-2