MORTGAGE OF REAL ESTATE

REYN PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Grady J. Griffin, of Greenville County SEND GREETINGS:

WHEREAS I the said Grady J. Griffin

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of SIX THOUSAND, NINE HUNDRED AND NO/100

($6,900.00) Dollars, with interest at the rate of ~~six (6%)~~ four (4%) per centum per annum, to be repaid in instalments of FORTY-THREE AND NO/100 ($43.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Grady J. Griffin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me the said Grady J. Griffin in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, about 1½ miles from the City limits of Greenville, on the west side of Furman Hall Road, and being known and designated as Lot No. 11, according to a plat of Furman Terrace, made March 1937, by Dalton and Neves, which plat is a subdivision of Tracts 7, 8, 9, 10 and 11 of the Mary F. Goldsmith land, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book I, at page 59, said plat being described as follows:

"BEGINNING at an iron pin on Furman Hall Road, at joint corner of Lots 10 and 11; thence N. 29-30 E. 60 feet to joint corner of Lots 11 and 12; thence N. 60-30 W. 200 feet to an iron pin; thence S. 29-30 W. 10.8 feet to an iron pin; thence N. 83-30 W. 116.3 feet to an iron pin, which is the joint corner of Lots 11, 19 and 20; thence S. 14-40 W. 4.6 feet to an iron pin, joint corner of lots 10 and 11; thence S. 60-30 E. 306 feet to the point of beginning. Being the same lot conveyed to me by Vera Baker Hothersall by deed of even date herewith, not yet recorded.