

The State of South Carolina,  
County of GREENVILLE.

To All Whom These Presents May Concern: E. R. GRIFFIN

SEND GREETING:

Whereas, I, the said E. R. Griffin  
hereinafter called the mortgagor(s)  
in and by my certain promissory note in writing, of even date with these presents, am well and truly  
indebted to Patrick C. Fant  
hereinafter called the mortgagee(s), in the full and just sum of Three Thousand and No/100-----  
----- DOLLARS (\$ 3,000.00 ), to be paid  
ninety (90) days after date;

, with interest thereon from date  
at the rate of Six (6%) percentum per annum, to be computed and paid  
quarterly 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 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 mortga-  
gor(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 mort-  
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, 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 terms of the said note, and also in con-  
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-  
gagee(s) at and before the signing of these Presents, the receipt wherof is hereby acknowledged, have granted, bargained, sold and  
released and by these Presents do grant, bargain, sell and release unto the said Patrick C. Fant, his heirs  
and assigns, forever:

All that lot of land with the improvements thereon, situate and  
being on the South side of Pleasant Ridge Avenue in that area recently  
annexed to the City of Greenville, in Greenville County, South  
Carolina, being shown as Lot 112, on Plat of Pleasant Valley, made by  
Dalton & Neves, Engineers, April 1946, revised through November 1948,  
recorded in the R. M. C. Office for Greenville County, S. C., in Plat  
Book "P", at pages 92 and 93, said lot fronting 60 feet along the  
South side of Pleasant Ridge Avenue, with a depth of 160 feet on the  
East side, a depth of 160 feet on the West side, and being 60 feet  
across the rear.

This is the same property conveyed to me by deed of The Robert  
I. Woodside Company, dated March 2, 1950, and recorded in the R. M. C.  
Office for Greenville County, S. C., in Deed Book 404, at page 155.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging,  
or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators,  
heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and  
other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and  
such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building,  
similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe  
connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part  
of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming  
by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to  
be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) his heirs, ~~successors~~ and  
Assigns. And I do hereby bind myself and my Heirs, ~~successors~~,  
Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) his  
heirs, ~~successors~~ and Assigns, from and against the mortgagor(s), my Heirs, ~~successors~~, Executors, Administrators and  
Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

*Paid in full this 21st Day of July, 1950*

*Witness: Patrick C. Fant  
Margaret McHenry  
Myrtle Hughes*

*14  
Ollie Robinson  
1243 S. P. 1950*