

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

JAN 23 10 30 AM

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Henry E. Griffin and Kathleen E. Griffin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 Eighty-Six Hundred and No/100- - - - -

DOLLARS (\$8600.00), with interest thereon from date at the rate of Five & One-Half per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 ^{those} ~~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, on the Western side of Monaghan Avenue, in Greenville Township, near the City of Greenville, known and designated as lots # 31 and 32, on a plat of Victor Monaghan Company Development # 1, recorded in Plat Book M at Page 39, and being more particularly described as follows:

"BEGINNING at an iron pin on the Western side of Monaghan Avenue, at the joint front corner of lots # 32 and 33, and running thence with the line of said lots N. 69-32 W. 211 feet to an iron pin, rear corner of said lots; thence with line of lot # 32, N. 19-48 E. 86.5 feet to iron pin, joint rear corner of lots # 31 and 32; thence with line of lot # 31, N. 19-58 E. 40 feet to an iron pin at joint rear corner of lots # 30 and 31; which pin is the center line of a 3 foot drainage easement; thence with center line of said easement and joint line of said lots, N. 59-16 E. 171.3 feet to an iron pin on the Southwest side of Forest Circle; thence with the Southwest side of said Circle, S. 51-30 E. 85.4 feet to an iron pin, near the intersection of Forest Circle and Monaghan Avenue; thence with the curve of said intersection, the traverse of which is S. 15-31 E. 40.4 feet to an iron pin on the Western side of Monaghan Avenue; thence with the western side of said Avenue, S. 20-28 W. 70.5 feet to an iron pin, joint front corner of lots # 31 and 32; thence continuing with the Western side of Monaghan Avenue, S. 20-28 W. 130 feet to an iron pin, the point of beginning."

Being the same property conveyed to the mortgagors by Alvin O. Anderson by deed recorded in Volume 406 at Page 345.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.