

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

MAR 16 10 55 AM 1963 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, we, H. Grady Cole, Jr. and Lois F. Cole,

(hereinafter referred to as Mortgagor), is well and truly indebted unto Hiram Griffin and Mary T. Griffin, their Heirs and Assigns forever:

(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 -----

Fourteen Hundred and No/100----- Dollars (\$ 1400.00) due and payable

\$600.00 on June 1, 1963 and thereafter payable \$23.62 on the 1st day of each month, commencing July 1, 1963, payments to be applied first to interest, balance to principal, balance due June 1, 1966, with the privilege to anticipate payment at any time,

June 1, 1963 with interest thereon from date at the rate of four 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 Mortgagee 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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Marlboro Drive and being known and designated as Lot No. 262 of Belle Meade, Section 3, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 187 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Marlboro Drive at the joint front corner of Lots Nos. 262 and 263 and running thence along the joint line of said lots, N. 83-16 E. 140 feet to an iron pin; thence N. 6-44 W. 80 feet to an iron pin; thence along the line of Lot No. 261, S. 83-16 W. 140 feet to an iron pin; thence along Marlboro Drive, S. 6-44 E. 80 feet to the point of beginning.

The above described property is the same conveyed to the mortgagors by the mortgagees by deed of even date to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 hereinabove 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Satisfied and cancelled this 10th day of Mar. 1964.
Wit: Edward A. Karl Hiram Griffin
Mary T. Griffin

1164 Mar. 1964
Ollie Farnsworth
R. M. C. OFFICE
3:24 P. O. 25694