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BOOK 1045 PAGE 466

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE COUNTY
MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, **Reece Griffin, Jr., Mary Brooks Griffin and Thomas C. Brooks**, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 **Eight Thousand** -----

DOLLARS (\$ 8,000.00), with interest thereon from date at the rate of **Six & one-half (6 1/2%)** 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 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, Chick Springs Township, on the west side of Spring Street in the City of Greer, and being known and designated as the north portion of Lot No. 56 and the south portion of Lot No. 15 as shown on a plat of property prepared for C.W. McClimon by R.E. Jordan, Surveyor, dated November, 1966, recorded in Plat Book GGG, page 481, R.M.C. Office for Greenville County, and having the following metes and bounds: BEGINNING on an iron pin on the west side of Spring Street, joint corner of Lots Nos. 15 and 56, and running thence as the dividing line between said lots, N. 86-27 W. 140.3 feet to an iron pin; thence S. 8-27 W. 5 feet to an iron pin; thence N. 84-51 E. 15 feet to an iron pin; thence S. 6-06 W. 59.5 feet to an iron pin; thence S. 89-08 E. 151.5 feet to an iron pin on the west side of Spring Street; thence therewith N. 10-08 E. 60 feet to the point of beginning, being the same property conveyed to Reece Griffin and Mary Brooks Griffin by C.W. McClimon by deed dated November 22, 1966, to be recorded herewith.

ALL that other parcel or lot of land situated on the south side of Canteen Avenue in the City of Greer, County and State aforesaid, said Canteen Avenue leading from Forest Street to Needmore Cemetery, being known and designated as Lot 14.1 on Sheet G13, Block 1, County Block Map. Said lot fronts 68.75 feet on Canteen Avenue and is the remainder portion of the lot conveyed to Thomas Brooks by deed of Heyward Duncan et al., dated 9-25-45, recorded in Deed Book 281, page 88.

This is a purchase money mortgage.

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.

SATISFIED AND CANCELLED OF RECORD
24th DAY OF May 19 77
Mannie R. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 1:50 O'CLOCK P. M. NO. 32066

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 48 PAGE 17