

JAN 31 2 54 PM 1968

CLLIE FLENSWORTH  
R.M.C.



First Mortgage on Real Estate

**MORTGAGE**

BOOK 1082 PAGE 652

STATE OF SOUTH CAROLINA }  
COUNTY OF }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Walter S. Griffin, R. M. Caine and Frank B. Halter  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of  
Ten Thousand and 00/100 DOLLARS

(\$ 10,000.00 ), with interest thereon at the rate of Seven (7%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 1978, ten years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 in Austin Township on the road from Simpsonville to Woodruff (also referred to as the Jonesville Road) and on Gilder Creek containing 68 acres, more or less, according to a survey made by J. Coke Smith on Jan. 20, 1945, and being a portion of the lands conveyed to Jasper C. Moore by E. Inman, Master, as parts of the Estate of T. R. Cox, deceased. The said land is described by courses and distances and metes and bounds as follows:

BEGINNING at a corner in Woodruff Road which is also a corner of the property conveyed by Jasper C. Moore to J. K. Keller and at a point 1548 feet northeast from the lands of Leonard Greene and running thence along said Simpsonville - Woodruff Road, N. 54-10 E. 410 feet to bend therein; thence N. 61-50 E. 660 feet to another bend therein; thence N. 29-35 E. 530 feet to bend; thence N. 80-35 E. 546 feet to bend; thence N. 65-55 E. 160 feet to bend; thence N. 2-30 E. 102 feet to corner in Gilder's Creek with property now or formerly of R. M. Kilgore across the said creek; thence along the creek, S. 88 W. 568 feet to turn; thence N. 39 W. 206 feet to turn; thence N. 31-30 E. 141 feet to turn; thence N. 5-30 E. 179 feet to turn; thence N. 81-30 W. 165 feet to turn; thence N. 48-30 W. 216 feet to turn; thence N. 70-45 W. 642 feet to turn; thence N. 4-30 E. 247 feet to turn; thence N. 54-10 W. 483 feet to turn; thence N. 9-15 W. 520 feet to corner in creek which is also a point in the lands now or formerly of O. Waddell; thence along property now or formerly of Waddell, S. 45 W. 1150 feet to corner on lands conveyed to J. K. Keller by Jasper C. Moore; thence as a dividing line between this land and the lands conveyed to Keller, S. 27-45 E. 2080 feet to the beginning corner. LESS a five-acre tract conveyed by J. Sam Marshbanks to Sara L. McGana by deed dated Jan. 20, 1947 and recorded on Jan. 21, 1947 in office of R.M.C. for Greenville County in Deed Book 306, Page 64. SEE Deed Book 283, Page 306, Jasper C. Moore to J. Sam Marshbanks.

This being the same property conveyed to the Mortgagors by Joseph Sam Marshbanks by deed of even date. This mortgage being a first lien and encumbrance on the above-described property.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 50 PAGE 412

RECORDED AND CANCELLED BY RECORDS  
JAN 31 1968  
FOR GREENVILLE COUNTY, S. C.  
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