

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 26 4 22 PM 1968
OLLIE F. BIRTH
R. M. C.

BOOK 1091 PAGE 17

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, --Walter S. Griffin----

(hereinafter referred to as Mortgagor) is well and truly indebted unto ----R. E. Houston, Jr. and I. Hayne Houston-----

(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 ---Seven Thousand, Five Hundred and No/100-----

-----Dollars (\$ 7,500.00)--- due and payable on or before April 23, 1973

with interest thereon ~~to be paid~~ at the rate of Six (6%) per centum per annum, to be paid: from April 24, 1970 annually

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 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~~

All that piece, parcel or tract of land being the southerly portion of tract owned by the mortgagor and being situate on the westerly side of Commercial Drive, Pleasantburg Industrial Park, near the City of Greenville, in the County of Greenville, State of South Carolina and having according to plat of Pleasantburg Industrial Park prepared by Piedmont Engineering Service, Greenville, South Carolina as revised through February, 1968, the following metes and bounds to wit:

BEGINNING at an iron pin on the westerly side of Commercial Drive at joint corner of property of Penney's Warehouse with that of the mortgagor and running thence along the joint line of the said properties N. 75-05 W. 200 feet to an iron pin at joint rear corner of the said properties; thence N. 14-55 E. 100 feet to a point on the rear line of the property of the mortgagor, said point being 150 feet southwest of joint corner of mortgagor's property with that of Universal Equipment Company; thence on a straight line through property of the mortgagor S. 75-05 E. 200 feet to a point on the front line of property of the mortgagor on the westerly side of Commercial Drive; thence along said Drive S. 14-55 W. 100 feet to an iron pin, at the point of beginning, being the southerly portion of a larger lot owned by the mortgagor.

Together with all and singular rights, members, herditaments, 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.