

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

11:05 a.m.

BOOK 1104 PAGE 621

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ernest J. Howard and Charles E. Griffin,
(hereinafter referred to as Mortgagor) ^{are} well and truly indebted unto J. Harold Smith & Myrtice Rhodes Smith,
as trustees,

(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 and Five Hundred and 00/100
Dollars (\$ 7,500.00) due and payable

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: semi-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 Greenville, in the City of Greenville, at the inter-
section of Mulberry Street and Hampton Avenue, between Hampton Avenue
and Pinckney Street, having a frontage of 100 feet, more or less, on Mulberry
Street and a frontage on Hampton Avenue of 105 feet, more or less, and being known
and designated as Lot #29, Block I, page 27, according to the City of Greenville
Block Book of Peoples National Bank;

ALSO:

All that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, in the City of Greenville, on the southeastern
corner of Hampton Avenue and Mulberry Street, and being more particularly des-
cribed as follows:

Beginning at an iron pin at the southeastern intersection of Hampton
Avenue and Mulberry Street and running thence in a southerly direction 106 feet,
more or less, to an 8 foot alley; thence along said alley in an easterly direc-
tion 140.3 feet, more or less, to an iron pin in corner of lot of land now owned,
or heretofore owned by the McAlister heirs; thence along the line of said lot in
a northerly direction 106.2 feet, more or less, to an iron pin in Mulberry Street;
thence along said Mulberry Street in a westerly direction 146.4 feet, more or less,
to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.