

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S.C.
MAR 3 2 57 PM 1969
CLERK OF COURT

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. A. Griffith and Dorothy S. Griffith
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of - - - - - SEVEN THOUSAND ONE HUNDRED FIFTY AND NO/100THS- - - - - DOLLARS (\$ 7,150.00), with interest thereon at the rate of ~~XXXXXXXXXXXXXXXXXXXX~~ percent 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 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 Butler Township, containing 33.66 acres, and being known as Tract No. 4 on plat of lands of Mary Susan Smith by G. A. Ellis in June, 1934, and described as follows:

BEGINNING at an iron pin in line of Leslie Kirby property and at the northwestern corner of L. B. Kirby land and running thence with the line of last mentioned property, S. 26-30 E. 31.50 chains to a point in branch; thence up said branch as the line 11.25 chains, more or less, to a stone at corner of Spalding property; thence with line of Spalding and Pat Gordon property, N. 28 W. 36.27 chains to stone corner of Leslie Kirby property; thence with line of Kirby property, N. 60 E. 8.66 chains; thence N. 51-15 E. .50 chains, more or less, to beginning.

LESS, HOWEVER: A tract of 1 acre conveyed to Billy L. Burton by deed dated February 28, 1966, recorded in Deed Book 798 at page 491.

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.