

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1136 PAGE 139

SEP 8 9 22 AM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BETTY RUTH BRUCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. GRIFFIN and ELLA MAE GRIFFIN

(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 Five Hundred and no/100-----

-----Dollars (\$8,500.00) due and payable in monthly installments of Eighty and 69/100 (\$80.69) Dollars each, commencing on the first day of October, 1969 and continuing on the first day of each month thereafter for one hundred sixty-eight (168) months or until fully paid.

with interest thereon from date at the rate of 7½% per centum per annum, to be paid: monthly

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, on the Northern side of the old National Highway in Chick Springs Township, being known and designated as Lot No. 32 as shown on a plat prepared by R. E. Dalton, Engineer, dated June, 1917, and revised April, 1923, entitled "Part of Property of E. M. Wharton, near Paris, South Carolina", recorded in the R. M. C. Office for Greenville County in Plat Book F at pages 206-208, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the National Highway at the joint front corner of Lots Nos. 30 and 32, and running thence with the line of Lot No. 30 N 8-15 W 242.5 feet to a point on the Southeastern side of the right-of-way of the Piedmont and Northern Railway; thence with the Southeastern side of said right-of-way in a Northeasterly direction 54.5 feet to a point at the joint rear corner of Lots Nos. 32 and 34; thence with the line of Lot No. 34 S 8-15 E 265.2 feet to a point on the Northern side of the National Highway; thence with the Northern side of the National Highway S 81-45 W 50 feet to the point of beginning.

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