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GREENVILLE CO. S. C.

BOOK 1451 PAGE 625

MORTGAGE OF REAL ESTATE - Offices of Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

APR 6 3 45 PM '70
OLLIE FARNSWORTH
R. M. C.

COUNTY OF Greenville

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 **The Peoples National Bank, Greenville, South Carolina**

(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 **Thirty-four Thousand, Five Hundred and no/100**-----

-----Dollars (\$34,500.00) due and payable in equal quarterly installments of \$1,261.32, beginning on the 1st day of July 1970 and continuing on the first day of each quarter thereafter until paid in full. Said payments to be applied first to interest and the balance to principal.

with interest thereon from _____ date at the rate of **8** per centum per annum, to be paid: **Quarterly**

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, City of Greenville on the north side of West Stone Avenue** and having according to a survey and plat by Dalton Neves, dated **April 1961**, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Stone Avenue at the southwestern corner of Lot A as shown on a map of Mountain City Land and Improvement Company on record in the R.M.C. Office for Greenville County in Plat Book WW at Page 605 and running thence with the line of Lot A N. 6 - 00 E. 200.2 feet to an iron pin; thence N. 83 - 54 W. 100 feet to an iron pin, corner of Lot D; thence with the line of Lot D S. 6 - 00 W. 200.8 feet to an iron pin on the north side of West Stone Avenue; thence with the north side of West Stone Avenue S. 84 - 30 E. 100 feet to the point of beginning, and being known and designated as Lots B and C on the map referred to above.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.