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GREENVILLE CO. S. C.

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ELIZABETH RIDDLE
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Creighton D. Griggs, Jr. and

Betty B. Griggs (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Twenty-two thousand five hundred and no/100----- DOLLARS (\$ 22,500.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, December 1, 1992,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northwestern side of Emily Lane at the intersection thereof with a county road being shown and designated as 4.8 acres on a plat of the property of Creighton D. Griggs, Jr. and Betty B. Griggs near Moonville, South Carolina, made by Jones Engineering Service dated December 31, 1971, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-M, Page 163A, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of Emily Lane at the intersection thereof with a county road and running thence N. 26-51 E. 86 ft. with the center of said county road to a point; thence leaving said road and running N. 41-35 W. 627.1 feet to an iron pin; thence along the line of property formerly owned by Creighton D. Griggs, Sr. and Carolyn B. Griggs S. 48-25 W. 300 feet to an iron pin; thence continuing with the line of said property S. 31-56 E. 585.8 feet to a nail and cap in the center line of Emily Lane; thence with the northwestern side of Emily Lane N. 62-38 E. 329 feet to the point of beginning.