

FILED

HORTON, DRAWDY, DILLARD, GREENVILLE, S. C. & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 31 3 38 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, SYLVESTER GRIFFIN and ODESSA GRIFFIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF 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 ELEVEN THOUSAND TWO HUNDRED SEVENTY NINE and 52/100----- Dollars (\$ 11,279.52 ) due and payable

in 84 monthly installments commencing ~~August 10~~ <sup>September 5</sup>, 1972, in the amount of \$134.28 each, due and payable on the 10th day of each month thereafter, and the aforesaid monthly payments to include principal plus add-on interest at the rate of 5 1/2% per annum.

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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Western side of McCall Street in the State of South Carolina, County of Greenville, City of Greenville and having the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of McCall Street, said point located S. 19-00 E., 33.3 feet from the Southeastern corner of Lot No. 10 and the Northeastern corner of Lot No. 11 as shown on a Plat of Irvin Property shown in Plat Book E, Page 284, and running thence with the Western side of said Street, S. 19-00 E., 50.3 feet to an iron stake; thence S. 71-00 W., 98 feet to an iron stake; thence N. 19-00 W., 50 feet; thence N. 71-00 E., 98.0 feet to the point and place of beginning.

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