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GREENVILLE CO. S. C.

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BOOK 1279 PAGE 217

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

W. S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOUGLAS G. GREEN AND ADA G. GREEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARGARET M. GRIFFITH

(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

Sixty-Four Thousand Six Hundred Forty-Nine and 05/100ths Dollars (\$ 64,649.05 ) due and payable

in five (5) equal annual installments,

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: semi-annually

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, and being shown on plat entitled "Property of

Margaret M. Griffith" dated March 15, 1973 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail in the middle of the Old Woodruff Road at the joint front corner of property conveyed herein and property now or formerly belonging to Rocky Creek Baptist Church and running thence with the line of property now or formerly belonging to Rocky Creek Baptist Church, N. 14-14 E. 583.8 feet to an iron pin; thence still with the line of property now or formerly belonging to Rocky Creek Baptist Church, N. 82-14 W. 441 feet to an iron pin located on the eastern edge of the right of way of State Road S23-654; thence with the eastern edge of the right of way of State Road S23-654, N. 5-20 W. 851.3 feet to an iron pin; thence S. 63-03 E. 40.9 feet to an old spike in bridge; thence N. 64-10 E. 130 feet to an iron pin; thence N. 43-55 E. 508 feet to an iron pin; thence N. 41-05 E. 191 feet to an iron pin; thence S. 41-47 E. 1582.6 feet to an iron pin on the western side of the right of way of a dirt road; thence running with the western side of the right of way of the dirt road, the following courses and distances: S. 43-52 W. 156.3 feet; S. 36-19 W. 250 feet; S. 25-59 W. 280 feet; S. 27-42 W. 569.7 feet to a nail in the center of the right of way of the Old Woodruff Road; thence running with the center of the right of way of the Old Woodruff Road, the following courses and distances: N. 75-26 W. 159 feet; N. 71-34 W. 100 feet; N. 69-14 W. 100 feet; N. 67-52 W. 300 feet to an old nail, the point of beginning; containing 47.37 acres, more or less.

LEATHERWOOD, WALKER, TODD & MANN

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 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.