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STATE OF SOUTH CAROLINA
COUNTY OF

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

WHEREAS, **MARGARET M. GRIFFITH**

hereinafter referred to as Mortgagor) is well and truly indebted unto **SOUTHERN BANK & TRUST COMPANY**

the sum referred to as Mortgagee, as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in
reference in the sum of **Six Thousand One Hundred Fifty Two and 04/100 ---**

Dollars (\$ 6,152.04) due and payable

in accordance with terms of note of even date.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid.

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
to pay and other 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, Butler Township, containing 61.70**
acres, more or less, formerly known as the "Old Andrew Harbin Home Place",
eight and one-half miles east from the City of Greenville, on public road
between Greenville and Woodruff, on the waters of Rock Creek.

Bounded on the North by the lands of B. H. Peace; on the East by lands of
H. L. Bell and J. B. Cox; on the South by Woodruff Road, lands of Will
Gresham, Arthur Anderson, and H. L. Bell; and on the West by Rock Creek
Church and John Stephens. Said tract of land is particularly shown and
designated on a plat prepared by W. J. Riddle, Surveyor, on August 30,
1935, said plat being of record in the R.M.C. Office for Greenville
County, in Plat Book N, Page 169.

LESS, HOWEVER, the 47.37 acres, more or less conveyed to Douglas G. Green
and Ada G. Green by Margaret M. Griffith in Deed Book 975, Page 888,
dated May 31, 1973, and having block book reference 265-1-539.2-1-15.1.

S. 2.48



including all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining to the same, and including all heating, plumbing, and lighting
fixtures, and all other fixtures, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures
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
to lawfully and legally 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
to, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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