

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, THOMAS E. HOUSE and WILLIAM W. KELLETT, III.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter S. Griffin, Thomas C. Threatt, C. R. Maxwell, and Frank B. Halter-----

(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

Fifty Thousand, Six Hundred Twenty-Two & No/100 Dollars (\$50,622.00 due and payable
(according to the note executed of even date)

with interest thereon from _____ at the rate of 8% per centum per annum, to be paid: according to said above referred note.

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 or 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 Church Street designated as Tract (B) containing 28,334 square feet according to survey of W. R. Williams, Jr., Engineer on plat of property of Thomas E. House and William W. Kellett, and having the following metes and bounds, to-wit:

BEGINNING at an old iron pin 202.4 feet from the corner of Augusta Street and Church Street and running thence S. 22-14 E. 186.7 feet to an old iron pin; thence S. 22-11 E. 28.1 feet to an old iron pin; thence S. 45-30 W. 107.4 feet to a new iron pin; thence with Tract (A) N. 36-04 W. 224.2 feet to an iron pin on Church Street; thence with Church Street, N. 53-57 E. 157.5 feet to the beginning corner.

This is part of the same property conveyed by the mortgagees herein of even date herewith and is a purchase money mortgage.



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 plumbing, and lighting fixtures now or hereafter attached, installed, 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 hereabove described in fee simple absolute, that it has good right and is lawfully and lawfully able to sell, convey or convey the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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