

Mortgagees address: [REDACTED]  
P. O. Box 10148  
Greenville, S. C. 29603  
GREENVILLE CO. S. C.

1408 240

First Mortgage on Real Estate  
AUG 5 1987

**MORTGAGE**

DONNIE S. TANKERSLEY  
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 Thirty Seven Thousand and no/100 -----

DOLLARS (\$ 37,000.00 ), 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, August 1, 1987.

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 lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Emily Lane at a point where said Lane intersects with Grove Road (also known as Old Gunter Road), and being shown as two separate tracts, the first containing 4.8 acres and shown on plat of Property of Creighton D. Griggs, Jr. and Betty B. Griggs recorded in the RMC Office for Greenville County in Plat Book 4M, at Page 163, and the second being shown as 4.031 acres on plat of Property of Creighton D. & B. Griggs, Jr., prepared by Dalton & Neves, dated June, 1974. The composite description thereof having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Emily Lane at the corner of property now owned by Brooks R. Prince and H. T. Sears, Jr., and running thence with the line of Prince & Sears N. 31-56 W. 1,406.5 feet to an iron pin on the shores of a lake; thence along the shoreline of said lake, the traverse line of which is N. 89-30 E. 215.5 feet to an iron pin in line of property of C. G. & Dorothy H. Gunter; thence with the line of Gunter S. 41-35 E. 1,294.5 feet to a nail and cap in the center of the intersection of Emily Lane and Grove Road (also known as Old Gunter Road); thence with said intersection S. 26-51 W., 86 feet to an old nail and cap in the center of Emily Lane; thence with the center of said Lane S. 62-38 W. 329 feet to the point of beginning.

The 4.8 acre tract was conveyed to mortgagors herein by deed from Carolyn B. Griggs recorded March 15, 1972 in the RMC Office for Greenville County in Deed Book 938, at Page 243. The 4.031 acre tract is the same property conveyed to mortgagors herein by deed from Brooks R. Prince and H. T. Sears, Jr., recorded herewith.