

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

NOV 14 9 30 AM '77
DONNIE S. TANKERSLEY
R.H.C.

Mortgagee's Address:
Route 3, Stenhouse Rd.
Simpsonville, S. C.
29681

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, CHARLES G. GRIFFITH AND SHERRIE P. GRIFFITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEONARD A. HICKMAN AND MARY S. HICKMAN,

(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 TWELVE THOUSAND THREE HUNDRED SEVENTY-FIVE AND NO/100 ----- Dollars (\$ 12,375.00) due and payable

in equal annual installments of One Thousand Two Hundred (\$1,200.00) Dollars plus seven (7%) per cent interest due with each payment until paid in full, with the first payment commencing September 10, 1978

with interest thereon from date 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 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, being located on the Southwesterly side of Stenhouse Road and having according to plat of property of Leonard A. Hickman, dated September 29, 1973, prepared by T. H. Walker, Jr., R.L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Stenhouse Road at the joint front corner with property of Ruby Margaret Knight, which iron pin is located N. 35-36 E., 19.5 feet from iron pin on the Southwesterly edge of Stenhouse Road and running thence with the center line of Stenhouse Road, the chord of which is S. 23-30 E., 151.5 feet to a point in the center of Stenhouse Road; thence a new line along other property, now or formerly of grantor herein, S. 35-36 W., 150 feet to an iron pin; thence continuing along other property of grantor herein, S. 17-56 W., 351.3 feet to an iron pin; thence along property of D. B. Verdin, N. 56-55 W., 236.9 feet to an old iron pin; thence along property of Ruby Margaret Knight, N. 35-36 E., 573.0 feet to an iron pin in center of Stenhouse Road passing over iron pin 19.5 feet back on line.

This being the identical property conveyed to the Mortgagors herein by deed to be recorded of even date herewith.

GCTO -----1 NO14 77 1128

SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 04.96
PS 11218

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.

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