

MORTGAGE OF REAL ESTATE -

BOOK 1445 PAGE 856

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald K. Griffin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cary L. Page, Jr.

(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-three Thousand Five Hundred and No/100-----

----- Dollars (\$ 33,500.00 ) due and payable  
in two (2) equal annual installments of \$11,166.67 each and a final installment of \$11,166.66, the first of such payments being due and payable one year after date hereof

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: annually on the unpaid balance.

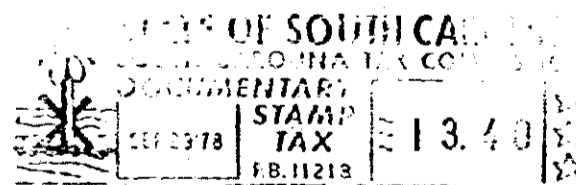
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, situate on the North side of Roper Mountain Road, near the City of Greenville, and containing 10.70 acres, according to a survey made by C.O. Riddle, Surveyor, dated June, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA, Page 89, and having according to said survey the following metes and bounds:

BEGINNING at a point in the center of the intersection of Roper Mountain Road and Miller Road, and running along Roper Mountain Road, N. 76-27 W. 1222.6 feet to an iron pin in the center of said Roper Mountain Road; thence along the line of property now or formerly of Jessica C. Mayes, N. 26-26 E. 493.3 feet to an iron pin; thence along line of property of Adams, S. 77-06 E. 661.5 feet to an iron pin on the Southwest edge of a county road; thence with the said county road S. 31-00 E. 191.4 feet to an iron pin; thence continuing with said road, S. 32-10 E. 467.9 feet to a point in Miller Road; thence along Miller Road, S. 50-00 W. 31.45 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from Cary L. Page, Jr., of even date to be recorded herewith.



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 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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