

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

800. 1495 478

GREENVILLE, S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:
FEB 11 4 52 PM '80
DONN... HERSLEY
RMC

WHEREAS, Wallace Reid

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Harley Griffith

(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

Forty Thousand and 00/100 ----- Dollars (\$ 40,000.00) due and payable

on or before thirty (30) days after demand.

with interest thereon from date at the same rate as the money market savings accounts and re-computed every six
XXXX per centum per annum, to be paid: (6) months.

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, Butler Township being shown as 96.2 acres on a Plat of Property of W. P. Griffith dated November 24, 1948 by H. S. Brockman, Surveyor and having the following metes and bounds, to-wit:

BEGINNING on the Enoree River at the intersection with a branch of said River at the corner of property of Arch Mahaffey and running thence with said branch S. 36 W. 118 feet to a point; thence 54 W. 215 feet to a point; thence S. 85-46 W. 151.3 feet to a point; thence S. 67-24 W. 212 to a point; thence S. 14-44 W. 141.2 feet to a point; thence S. 57-29 W. 207.4 feet to a point; thence S. 35-38 W. 307.7 feet to a point; thence S. 55-10 W. 572 feet to a point; thence S. 39-20 W. 390 feet to a point; thence S. 58-20 W. 224.5 feet to a point; thence S. 75-50 W. 145 feet to a point; thence S. 59-20 W. 165 feet to a point; thence S. 46-50 W. 363 feet to a point; thence S. 58-20 W. 132 feet to a point; thence N. 85-20 W. 435.6 feet to a point at corner of property now or formerly owned by D. F. Smith; thence with said Smith line S. 53-20 W. 505 feet to a stone; thence N. 32-10 W. 246 feet to a point at corner of Harley Griffith property; thence running with said Griffith property N. 41-45 E. 71.5 feet to a point; thence N. 13-20 E. 361 feet to a point; thence N. 34-24 E. 992 feet to a point; thence N. 24-17 E. 866 feet to a point; thence N. 50-00 E. 395.5 feet to a point; thence S. 79-53 E. 283 feet to a point; thence S. 43-13 E. 286 feet to a point; thence N. 52-10 E. 326 feet to a point; thence N. 71-41 E. 140 feet to a point; thence S. 78-32 E. 300 feet to a point; thence N. 22-30 W. 288 feet to a point; thence N. 1-00 W. 193 feet to a point; thence N. 59-49 E. 431 feet to a point at the Enoree River; thence running with said River S. 47-13 E. 605 feet to a point; thence S. 37-15 E. 500 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of Frank P. McGowan, Jr., Master in Equity, recorded in Greenville County RMC Office in Book 1119 at Page 967 on 2-1-80.

TOGETHER WITH ALL AND SINGULAR RIGHTS, MEMBERS, HEREDITAMENTS, 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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