

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
4 10 PH '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1518 PAGE 583

WHEREAS, DANNY MOORE SLOAN AND DANIELLE H. SLOAN

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

FOURTEEN THOUSAND TWO HUNDRED FORTY-FIVE AND 00/100 Dollars (\$ 14,245.00) due and payable

UPON COMPLETION OF HOUSE AT LOT NO. 76, WESTMINISTER STREET
AND DISBURSEMENT OF MONIES FROM FIDELITY FEDERAL ON FIRST

MORTGAGE
with interest thereon from NO INTEREST at the rate of per centum per annum, to be paid: N/A

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, shown and designated as Lot no. 76 on

Plat of WEMBERLY WAY, recorded in Plat Book 7C at page 39 and also shown on a more recent plat of "Property of Danny Moore Sloan and Danielle H. Sloan" dated September 4, 1980, recorded in Plat Book 9E at page 39, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Westminister Street joint front corner of lots 75 and 76 and running thence S. 14-50 W., 155.15 feet to an iron pin; thence turning and running with the rear line of lot 76, N. 75-34 W., 110.0 feet to an iron pin; thence turning and running with the joint line of lots 76 and 77, N. 14-51 E., 159.9 feet to an iron pin on Westminister Street; thence with said Westminister Street, S. 73-07 E., 110.0 feet to an iron pin, being the point of beginning.

This being the identical property conveyed to the mortgagors by deed of Tri-Co Investments, Inc., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
PUBLIC RECORDS TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 05.72

5911 001 00

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 Mortgagee and all persons whomsoever lawfully claiming the same at any time thereafter.

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