

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL, WHOM THESE PRESENTS MAY CONCERN:

JAN 29 11 25 AM 1963

OLLIE JAMES WORTH
R. M. C.

WHEREAS, We, Robert R. Griffin and Mary F. Griffin

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. M. Ballew, Jr. & Louise C. Ballew

(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

Eighteen Hundred Fifty Eight and 80/100----- Dollars (\$ 1858.80) due and payable \$200.00 annually beginning (1) year from date with privilege of anticipating in full or in part at any time, payments to begin (1) year from date

with interest thereon from date at the rate of (6%) Six per centum per annum, to be paid annually.

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 known and designated as Lot No. 13 on plat of J. H. Mauldin Property, recorded in the R.M.C. Office for Greenville County in Plat Book LL at Page 57, and having according to said plat and a recent survey made August 1956 by R. W. Dalton, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the west side of Patton Road, the front joint corner of Lots Nos. 13 and 14; thence with the joint line of said lots, S. 82-08 W. 130.3 feet to an iron pin on the northeast side of Old Augusta Road; thence with the northeast side of said Old Augusta Road, S. 22-22 E. 64.8 feet to an iron pin; thence continuing S. 23-13 E. 151.2 feet to an iron pin on the northeast side of Old Augusta Road; thence N. 88-23 E. 54.9 feet to an iron pin on the west side of Patton Road; thence with the west side of said Patton Road N. 2-51 W. 215.2 feet to the beginning corner.

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.

Lien Released By Sale Under

Foreclosure 24 day of Dec. 1962

A.D., 1962. See Judgment Roll

No. 100-111-129

SAISFIED AND CANCELLED OF RECORD

DAY OF Dec. 1962

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:30 O'CLOCK A. M. NOV. 28, 1962

E. J. ...
MASTER

Walter M. Smith
Deputy