

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1095 PAGE 645

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE CO. S. C.
JUN 24 9 41 AM 1968
OLLIE FARRINGTON
R.M.C.

WHEREAS, I, Louie Griffin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vance E. Edwards

(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 Three Thousand and no/100

Dollars (\$3,000.00) due and payable

\$50.00 per month until paid in full.

with interest thereon from date at the rate of seven 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.

ALL that certain piece, parcel or lot of land situated in the Town of Travelers Rest, in the County of Greenville, State of South Carolina, and having the following, metes and bounds, to wit:

BEGINNING at a point on the east side of an unnamed street, 209.9 feet north of an iron pin on the north side of Cooper Street, at corner of R.E. Benson property; and running thence with said Benson line in an easterly direction to a point in line of Esso Oil Company property; thence with Esso Oil Company property to a point on the South Side of West Road; thence with West Road S. 66.15 W. to an iron pin at the intersection of said road and said unnamed street; thence with said unnamed street S. 24-00 E. approximately 209.9 feet to the beginning corner.

The line of said property along the Benson property is approximately 158.7 feet, more or less; and the course of the line along the Esso Oil Company property is approximately N. 29-00 W., and is a lot at the northwest corner of a larger tract known as the Shelton Estate, plat of which was made by Terry T. Dill, June 8, 1954.

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.