

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1156 PAGE 615

JUN 2 3 58 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Walter S. Griffin

(hereinafter referred to as Mortgagor) ^{am} well and truly indebted unto R. E. Houston, Jr. and I. Hayne Houston

(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

---Seven Thousand Five Hundred and No/100-----Dollars (\$7,500.00--) due and payable
On or before April 23, 1973--

With interest thereon from April 24, 1970 through December 31, 1970 at six (6) ^{per cent} _{per annum}
and with interest ~~thereafter~~ at the rate of Eight (8) per centum per annum, to be paid: annually
~~thereafter~~

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 my right, title and undivided one-half ($\frac{1}{2}$) interest in and to
"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, on the southwestern side of S. C. Highway No. I-385 and containing 1.23 acres as shown on plat of property of grantor recorded in the R.M.C. Office for Greenville County in Plat Book ZZ at Page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of S. C. Highway No. I-385 at the corner of property now or formerly owned by J. E. Watson and running thence S. 48-00 W. 189.7 feet to an iron pin; thence running S. 46-03 E. 339.6 feet to an iron pin; thence N. 49-50 E. 117.8 feet to an iron pin; thence along the right of way of said highway N. 33-42 W. 352.8 feet to the point of beginning.

This purchase money mortgage is given by the mortgagor as a substitute for a prior mortgage on other property of the mortgagor.

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 426

SATISFIED AND CANCELLED OF RECORD

26 DAY OF July 1971

Ollie Farnsworth

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

AT 3:45 O'CLOCK P. M. NO. 2599