

GREENVILLE, CO. S. C.

JUL 2 19 08 AM '71

BOOK 1197 PAGE 414

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John E. Moody and Alice M. Moody

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Mary Lola Harris Griffin,

(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

One thousand nine hundred and no/100-----DOLLARS (\$1,900.00 )  
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: In monthly installments of \$60.00 each, payments beginning on August 1, 1971 with alike payment due on the first day of each successive month thereafter until paid in full, with interest to be computed and paid annually. Mortgagor reserves the right to anticipate all or any part at any time without penalty.

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, on the southeast side of River Drive at River Falls in Cleveland Township, being known and designated as the greater portion of Lot No. 9 shown on plat of Cool River Heights made by J. C. Hill, Surveyor, September 2, 1947, and recorded in the RMC Office for Greenville County in Plat Book S at Page 5 and by a more recent survey by W. P. Morrow, Surveyor, June, 1959, and recorded in Plat Book FF at Page 315. According to said last-mentioned plat, the property is more fully described as follows:

BEGINNING At an iron pin in the center of River Drive and running thence, S. 54-30 E. 151 feet to center of Gap Creek; thence up creek as line, N. 45-15 E. 88 feet to a stake in Creek; thence N. 50-00 W. 169 feet to an iron pin in center of River Drive; thence with River Drive as line, S. 34-00 W. 99 feet to a point in drive, the beginning corner.

The property described herewith is a portion of the same conveyed to G. E. Griffin and Lola Harris Griffin by deed recorded in Deed Book 681 at Page 414. G. E. Griffin died testate on December 8, 1966 and left his entire estate to his wife, Mary Lola H. Griffin, as is more fully shown by his estate file located in the Probate Court of Greenville County in Apartment 968 at Page 20.

The above mortgage is junior to that mortgage given on even date to Pickensville Finance Company.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.