THEE WILLE CO. S. C. 3-319 2 44 pu 17-

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE! 80° 1365 23° 280

DOWNES TANKERSLEYMORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES G. GRIFFITH

WHEREAS, Charles G. Griffith is potentially liable to Jeff R. Richardson, Sr. by reason of a jointly executed promissory note previously WWW. executed to Palmetto Bank, Fountain Inn, S.C., in the approximate amount of \$20,085.00 to secure funds for purchase & improvement (hereinafter referred to as Mortgagor) is well and truly indebted unto of the subject property

JEFF R. RICHARDSON, SR.

described above thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory noteXEX. ACCOUNTY TO THE terms of which are incorporated herein by reference, in the sum of Twenty thousand eighty five & 00/100 Dollers (20,085.00) due and payable

as stated in such note

WHEREAS, the Nortgagor 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, incurance 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 as-

"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, in Fairview Township, containing

2.32 acres according to a plat prepared by C.O. Riddle, Surveyor, entitled Property of Ruby Margaret Knight dated August, 1975, being located at the southeasterly corner of the intersection of Stenhouse Road and West Georgia Road, and having such metes and bounds as will appear by reference to said plat and a deed to the mortgagor from Benni K. Addyman, as Trustee, dated April 15, 1976.

It is the intent of the parties that this mortgage shall serve as security for the aforementioned note in the event that the mortgagee became liable for the payment of same.











Together with all and singular rights, members, herditaments, and appurtecances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 whomspever fawfully claiming the same or any part thereof.

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