

MORTGAGE OF REAL ESTATE -
THE CITY ASSUMES ALL STAMPS AND RECORDING FEES.

BOOK 1494 PAGE 366

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 23 1 12 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Will Griffin and Corine D. Griffin, 9 Wheatly Place, Greenville, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, Post Office Box 2207, Greenville, South Carolina 29602

(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 seven hundred seventy nine and 00/100----- Dollars (\$ 3,779.00-----) due and payable

with interest thereon from 15th day of month after work completed the rate of 3 per centum per annum, to be paid: \$36.49 per month and last payment \$36.53).

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 situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, known and designated as Lot No. 3 on plat of Carver Park made by Piedmont Engineering Service, October, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book AA at page 187 and having; according to said plat the following netes and bounds, to-wit:

BEGINNING at an iron pin on Wheatley Place, joint front corner of Lots 2 and 3 and running thence along the line of Lot 2, N. 73-37 E., 131.7 feet to an iron pin on line of Lot No. 12; thence along the line of Lot No. 12, S. 25-56 E., 30 feet to an iron pin, corner of Lot No. 4; thence along the line of Lot No. 4, S. 58-21 W., 131.5 feet to an iron pin on Wheatley Place, then along Wheatley Place, N. 24-52 W., 70 feet to the beginning corner.

THIS is the same property conveyed to Will Griffin and Corine D. Griffin from Arthur Lee Brown in Deed Book 824, page 327 recorded July 26, 1967.

THIS property is known and designated as Greenville County Tax Block Book No. 199.2-2-3.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 claims of all persons whomsoever lawfully claiming the same or any part thereof.

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