

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

VOL 628 PAGE 527

MORTGAGE

MAR 2 4 03 PM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ELLIE PARKS BATH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wiley J. Griffin and Hazel F. (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Griffin

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 **Sixty-two Hundred Fifty and No/100 - - - -**

DOLLARS (\$ 6250.00), with interest thereon from date at the rate of **five (5%)** per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, known and designated as Lot 31 as shown on a plat of the Monaghan Subdivision recorded in Plat Book "GG" at Pages 86 and 87 and being more particularly described according to said plat as follows:

"BEGINNING at an iron pin in the northwest side of Marion Road at the joint front corner of Lots 31 and 32 and running thence along the line of said lots and also Lot 33 N. 48-14 W. 263.7 feet to an iron pin; thence N. 76-32 E. 91.3 feet to an iron pin corner of Lot 30; thence with the line of said lot S. 48-14 E. 210.9 feet to an iron pin in the northwest side of Marion Road; thence with said road S. 14-46 W. 75 feet to the point of beginning."

Being the same premises conveyed to the mortgagors by J. F. Stevens Company, Inc., recorded in the Deed Book 518 at Page 339.

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.