

Mortgagee's Address: P. O. Box 1329, Greenville, South Carolina 29602
MORTGAGE OF REAL ESTATE—Office of W. O. Griffin, Greenville, S. C.

2 2 07 PM

BOOK 1398 PAGE 205

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WALTER S. GRIFFIN
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter S. Griffin

(hereinafter referred to as Mortgagor) SEND (\$) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company (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

Forty Thousand Five Hundred ----- DOLLARS (\$ 40,500.00)
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid as follows:

Four Thousand Fifty (\$4,050.00) Dollars on April 29, 1978, Four Thousand Fifty (\$4,050.00) Dollars on April 29, 1979 and the balance on or before April 29, 1980, interest to be paid on the unpaid balance semiannually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the easterly corner of the intersection of Laurens' Road and Industrial Drive, near the City of Greenville, South Carolina, being more particularly shown on a plat entitled "Survey of Portion of Pleasantburg Industrial Park", made by Piedmont Engineering Service, dated August 12, 1961, revised February 8, 1962, which plat is recorded in the REC Office for Greenville County, South Carolina in Plat Book CCC, page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the easterly corner of the intersection of Laurens Road and Industrial Drive, and running thence along the southeasterly side of Industrial Drive N 37 - 49 E 115 feet to an iron pin; thence turning and running S 52-11 E 150 feet to an iron pin; thence turning and running S 37 - 49W 115 feet to an iron pin on the northeasterly side of Laurens Road; thence turning and running along the northeasterly side of Laurens Road N 52 - 11 W 150 feet to an iron pin; the point of beginning.

This is the same property conveyed to Walter S. Griffin by Deed of Walter W. Goldsmith and R. M. Caine dated February 4, 1963 and recorded in the REC Office for Greenville County, South Carolina on March 8, 1963 in Deed Book 718, at Page 109 and a part of the property conveyed to Walter S. Griffin by H. B. McCoy (Deed 569 at Page 177, January 17, 1957), Sam R. Zimmerman (Deed 496, Page 322, March 23, 1954), Sam Zimmerman, Jr. (Deed 496, Page 321, March 23, 1954) and I. E. Inman, Master (Deed 442, Page 50, September 29, 1951).

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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.

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