

195 Kelburne Ave  
Dith St

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,--I, Walter S. Griffin, Jr.,--

(hereinafter referred to as Mortgagor) is well and truly indebted unto --Mitchell King, Jr. and Walter G. King--

(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

33/100--

Forty-Five Thousand Three Hundred Thirty-Three and Dollars (\$45,333.33) due and payable One half (1/2) of the principal balance plus accrued interest shall be paid on January 2, 1985 and the remaining principal balance plus accrued interest shall be paid on January 2, 1986

with interest thereon from even date herewith at the rate of twelve (12%) per centum per annum, to be paid: With each principal installment payment.

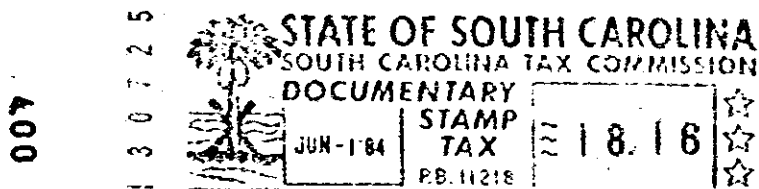
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 West side of Main Street between Park Avenue and Stone Avenue in the City of Greenville, having the following metes and bounds:

BEGINNING at an iron pin on the West side of Main Street 85 feet north of the North side of Park Avenue (formerly Carrier Street) the point being the Northeast corner of the W. G. McDavid lot, thence with the line of that lot N. 77 W. 231 feet to iron stake on an alley, thence with the Eastern line of said alley, N. 13 E. 75 feet to an iron stake, corner of the W. H. Hammond lot, thence along the line of that lot, S. 77 E. 238 feet to an iron pin in the West line of Main Street, thence with Main Street, S. 19 W. 75 feet to the beginning.

This is the same property heretofore conveyed to Annie Curry Griffin by Deed of W. P. Anderson, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 108 at page 312 on September 11, 1926. The said Annie Curry Griffin died testate on April 10, 1970 devising the abovescribed property in equal shares to Walter S. Griffin, Jr. and Anne Griffin King according to her Last Will and Testament probated in the Greenville County Probate Court at Apt. 1126, File 13. Anne Griffin King died testate on June 26, 1976 devising her one-half (1/2) interest to the Mortgagees herein according to her Last Will and Testament probated in the said Probate Court at Apt. 1429, File 5. The Mortgagees herein have heretofore conveyed their one-half (1/2) interest to the Mortgagor by Deed of even date herewith and being recorded in the R.M.C. Office for Greenville County, South Carolina, simultaneously herewith.



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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 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 whomsoever lawfully claiming the same or any part thereof.

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