

The State of South Carolina,
County of GREENVILLE.

FILED
GREENVILLE CO. S. C.
AUG 3 3 15 PM 1951
SENED
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

E. R. GRIFFIN

Whereas, I, the said E. R. Griffin
hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly
indebted to Patrick C. Fant

hereinafter called the mortgagee(s), in the full and just sum of Thirty-seven Hundred and Fifty and
No/100-----DOLLARS (\$ 3750.00), to be paid
ninety (90) days after date;

, with interest thereon from date
at the rate of Six (6%) percentum per annum, to be computed and paid
quarterly

until paid in full; all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole
amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose
this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, be-
fore its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder
should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases
the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness at attorney's fees, this to be
added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid,
and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in con-
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and
released and by these Presents do grant, bargain, sell and release unto the said Patrick C. Fant, his heirs
and assigns, forever:

All that lot of land with the buildings and improvements thereon,
situate, lying and being on the South side of Pleasant Ridge Avenue,
in that area recently annexed to the City of Greenville, in Greenville
County, S. C., being shown as Lot 115, on Plat of Pleasant Valley, made
by Dalton & Neves, Engineers, April 1946, recorded in the R. M. C.
Office for Greenville County, S. C., in Plat Book "P", at pages 92 and
93, said lot fronting 60 feet along the South side of Pleasant Ridge
Avenue, and running back to a depth of 160 feet on the East side, a
depth of 160 feet on the West side and being 60 feet across the rear.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging,
or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators,
heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and
other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and
such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building,
similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe
connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part
of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming
by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to
be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) his heirs, ~~XXXXXX~~ and
Assigns. And I do hereby bind myself and my Heirs, ~~XXXXXX~~,
Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) his
heirs, ~~XXXXXX~~ and Assigns, from and against the mortgagor(s), my Heirs, ~~XXXXXX~~, Executors, Administrators and
Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Handwritten notes:
Dec 50
Ollie Farnsworth
3032