



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, J. B. Griffin and Ella Mae Griffin, of Greenville County.

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Three Thousand, Five Hundred and No/100 - - - - -

(\$ 3,500.00) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note,

(the terms of which are incorporated herein by reference) to be repaid in installments of

Thirty-Five and No/100 - - - - - (\$ 35.00) Dollars

upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Chick Springs Township, on the north side of the Paris Mountain Road, and on the west side of an unnamed street, and being known and designated as Lots Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28, and 43 of a subdivision known as Henderson Farms, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book M, at page 103, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the Paris Mountain Road at the corner of property now or formerly owned by W. B. Cox which is also the point where the Paris Mountain Road crosses the south line of Lot No. 43 above referred to, and running thence S. 60-07 W. 483 feet, more or less, to an iron pin; thence N. 77-15 W. 857.8 feet, more or less, to an iron pin; thence in a northeasterly direction 38.7 feet to an iron pin at the corner of Tract No. 22; thence continuing in the same direction, 290 feet, more or less, to an iron pin; thence N. 1-45 E. 467.6 feet, more or less, to an iron pin at the rear corner of Lot No. 19; thence along the line of Lot No. 19, N. 71-06 E. 732.9 feet to an iron pin at the corner of said lot on the west side of a road; thence along the line of said road, S. 18-54 E. 160 feet to an iron pin at the corner of Lot No. 22; thence S. 31-06 E. 100 feet to an iron pin at the corner of Lot No. 23; thence along the west side of said unnamed street, S. 48-48 E. 600 feet to an iron pin at the corner of Lots Nos. 43 and 29; thence along the line of Lot No. 29, S. 27-28 E. 175 feet to an iron pin; thence along the rear line of Lot No. 29, N. 62-32 E. 74.9 feet to an iron pin at the rear corner of Lot No. 30 and also at the rear corner of a lot now or formerly belonging to E. P. Bulman; thence along the Bulman line, S. 27-28 E. 195 feet, more or less, to an iron pin in the center of the Paris Mountain Road and is also in the north line of the property now or formerly belonging to W. B. Cox; thence along the Cox line and along the center of the Paris Mountain Road, in a southwesterly direction to the beginning corner.

"The above described lots are the same as conveyed to us by four separate deeds as follows: (1) Lots 26, 27, 28 and 43 conveyed to us by W. T. Henderson and N. O. McDowell, Jr. by deed dated December 16, 1944 and recorded in Vol. 270, at page 214;