

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA OCT 19 8 31 AM 1962

BOOK 904 PAGE 293

COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, we, Milward J. Griffith and Lois B. Griffith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southeastern Fund

(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

Thirty Nine Hundred Fifty Four and 60/100----- Dollars (\$ 3954.60) due and payable \$65.91 on the 15th day of December, 1962 and \$65.91 on the 15th day of each month thereafter until the full amount has been paid,

with interest thereon from ~~date~~ maturity at the rate of seven per centum per annum, to be paid monthly

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

All that lot of land in Greenville County, South Carolina, known as Lot No. 63 of Section one (1) of Oak Crest, as shown by a plat made by C. C. Jones, Engineers, and recorded in the Greenville County R. M. C. Office in Plat Book "GG" at Page 130 and 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a pin on the northern side of Lynhurst Drive at the corner of Lot No. 62 and running thence with the northern side of Lynhurst Drive N. 60-02 E. 60 feet to a pin; thence continuing with the northern side of Lynhurst Drive N. 64-34 E. 35 feet to a pin at the corner of Lot 119; thence with the line of Lot 119 N. 7-20 W. 165.4 feet to a pin in the rear line of Lot 45; thence with the rear line of Lots 45, 46 and 47 S. 60-02 W. 162.5 feet to a pin at the rear corner of Lot 62; thence with the rear line of Lot 62 S. 29-58 E. 150 feet to the beginning corner.

The above described property is the same conveyed to us by Wilson H. Anthony and Lula A. Anthony by deed dated March 27, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 620, Page 272.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

"Paid and satisfied this 30th day of September, 1963."

Southeastern Fund

By: Easley B. Burdine

Easley B. Burdine

Asst Vice-President

D. R. Barron