

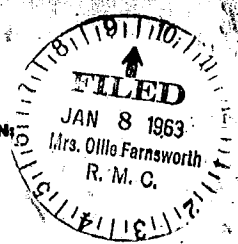
15-4038

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, WE, JAMES E. & SUE C. GRIGGS

(hereinafter referred to as Mortgager) is well and truly indebted unto

DELTA CONSTRUCTION COMPANY, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWO THOUSAND NINE HUNDRED FORTY FOUR and 80/100

Dollars (\$ 2,944.80) due and payable

at the rate of \$49.08 per month for 60 consecutive months, commencing on the 13th day of January, 1963 and the 13th day of each month thereafter until the entire balance is paid in full

with ~~interest from date of the date of~~ without interest until such time as the entire balance is due and payable, from that date at 7% per annum.

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

NOW, KNOW ALL MEN, That the Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager 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, All that piece of land in the City of Greenville described as Lot #9, Section 3 of Subdivision for Woodside Mills. As a part of this consideration, grantor assumes and agrees to pay balance due on mortgage executed by James C. Duvall to General Mortgage Company in the original sum of \$2850.00 Balance of which is \$2214.60.

ASSIGNMENT

STATE OF SOUTH CAROLINA: }
COUNTY OF GREENVILLE }

WHEREAS, the undersigned DELTA CONSTRUCTION COMPANY, is the mortgagee to the mortgage hereto. This mortgage is hereby assigned to PEOPLES NATIONAL FUND, its successors or assigns, without recourse for consideration received.

DATED: This 29th day of November, 1962.

WITNESSED:

Anthony Francis

DELTA CONSTRUCTION COMPANY, INC.

Don Harris
DON HARRIS, PRESIDENT

Sherry Page

Together with all and singular rights, members, hereditaments, 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 Mortgager 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 Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgager and all persons whomsoever lawfully claiming the same or any part thereof.