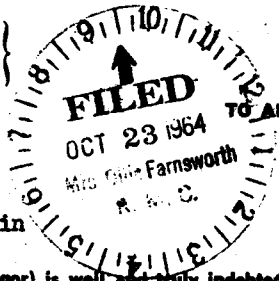


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE BOOK 976 PAGE 147



TO ALL WHOM THESE PRESENTS MAY CONCERN: I, C. C. Griffin

WHEREAS, C. C. Griffin

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

three hundred nineteen & 66/100 - - - - - Dollars (\$ 319.66) due and payable

Due October 19, 1965

with interest thereon from date at the rate of 6 per centum per annum, to be paid: maturity

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. Containing 7.25 acres, more or less, as shown on Survey made by J. Coke Smith & Son in July 1950. Said plat showing one tract as having 6.50 acres and one tract as having 1.25 acres on which a house is now located and having the following metes and bounds, to wit:

Beginning at an iron pin on a road and running thence North 83-30 West 3.17 chains to an iron pin; running thence South 11-15 West 1.80 chains; thence continuing along land of Mrs. Pearl Young North 82-00 West 17-70 chains to an iron pin; thence along Williams land North 67-00 East 6.25 chains; thence South 83-30 East along James Payne land 15-81 chains; running thence South 72-05 East 4.30 chains to an iron pin; running thence South 19-00 West 3.53 Chains to an iron pin; running thence North 49-30 West 4.30 Chains to a stone, the beginning corner.

This being that same lot of land conveyed to me by Pearl Young by deed dated May 29, 1952 and recorded in the R. M. C. office for Greenville County, in book 468 of deeds at page 328.

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 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.