MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

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BOOK 1127 PAGE 209

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Robert L. Griffin and Frances Griffin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., as Trustee under B. M. McGee Will,

(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 ----------

Two Thousand Seven Hundred and No/100---------- Dollars ($ 2,700.00) due and payable $50.00 on the first day of each and every month commencing July 1, 1969; payments to be applied first to interest, balance to principal; balance due five years from date; with the privilege to anticipate payment after one year;

with interest thereon from date at the rate of eight 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 Greenville, on the western side of Garrett Road and containing one-half acre, more or less, and being the northern portion of Tract No. 6 on plat of Garrett Ferguson Estate, recorded in the R. M. C. Office for Greenville County in Plat Book "TT", at page 108, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the lot described in Deed Book 573 at page 396, and running thence N. 64-47 E. 272 feet to an iron pin on the western side of Garrett Road; thence along the western side of Garrett Road, S. 25-13 E. 85.9 feet; thence in a southwesterly direction to a point in the joint line of said Tract 6 and Walker property, which point is 92.3 feet from the point of beginning; thence N. 11-06 W. 92.3 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by Jim Walter Corporation by deed recorded herewith.

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