

FILED
GREENVILLE CO. S. C.

BOOK 1161 PAGE 223

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 22 11 16 AM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Walter S. Griffin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sam F. Floyd

(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 Thousand and No/100-----Dollars (\$ 3,000;00) due and payable

One (1) year from date, interest payable in advance,

with interest thereon from date at the rate of 8% per centum per annum, to be paid:

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, being at the northeastern corner of the intersection of Houston Street and Pearl Avenue, in the City of Greenville, being known and designated as Lots 1, 2, 3, 4, 5, 6, and the western half of Lot 7, Block C, Chapin Springs Land Co., as shown on the plat prepared by R. E. Dalton, Engineer, dated May, 1917, recorded in the R. M. C. Office for Greenville County in Plat Book "E", Page 41, and having, when described in the aggregate, according to a more recent plat prepared by Piedmont Engineers & Architects, dated August 19, 1964, entitled "Survey for Walter Griffin", the following metes and bounds:

"BEGINNING at an iron pin at the northeastern corner of the intersection of Houston Street and Pearl Avenue, and running thence with the eastern side of Houston Street, N. 3-36 E. 154.6 feet to an iron pin; thence with the eastern side of a 25 foot strip which was formerly a portion of Houston Street, N. 3-14 E. 117.1 feet to an iron pin at the joint corner of the tract herein described and other property now or formerly of Walter S. Griffin; thence with the line of said other property, S. 81-28 E. 151 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 8, as shown on the plat first hereinabove mentioned; thence with the line of Lot No. 8, S. 3-30 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 7, as shown on the plat first hereinabove mentioned; thence with the line of the said Lot No. 2, N. 88-06 W. 24.9 feet to an iron pin; thence along a new line through the center of Lot No. 7, as shown on the plat first hereinabove mentioned, S. 3-38 E. 131.1 feet to an iron pin on the northern side of Pearl Avenue; thence with the northern side of Pearl Avenue, S. 81-08 W. 52.9 feet to an iron pin; thence continuing on the northern side of Pearl Avenue, S. 83-38 W. 103 feet to the point of beginning.