

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

BOOK 1445 PAGE 287

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 25 3 57 PM '79 MORTGAGE OF REAL ESTATE

CORNIE S. TANNER TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, Aileen C. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter S. Griffin

(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
Seventeen Thousand Seven Hundred Fifty and No/100----- Dollars (\$ 17,750.00) due and payable

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: On January 10, 1979

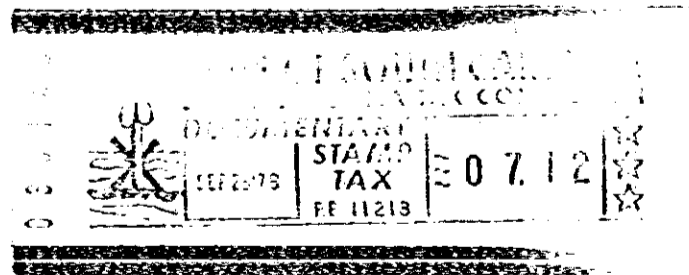
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and in Ward Two of the City of Greenville, and being known and designated as Lot No. 45 and a small triangular lot from the rear of Lot No. 46 of the property of the Rowley Estate as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book C, at Page 5, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of McGee Street at a point approximately 140.4 feet south of the southwest corner of the intersection of McGee Street with East Avenue, and being 9.9 feet north of the joint corner of Lot Nos. 45 and 46, and running thence along the west side of McGee Street, S. 21-45 E. 60 feet to an iron pin at the joint corner of Lot Nos. 44 and 45; thence along the joint line of said lots, S. 16-30 W. 155 feet to an iron pin at the joint rear corner of said lots on a 10-foot alley; thence along the line of said alley, N. 21-45 W. 52.6 feet to an iron pin at the joint rear corner of Lot Nos. 45 and 46; thence along the joint line of said lots, N. 16-30 E. 102.6 feet to an iron pin in the joint line of Lot Nos. 45 and 46, which point is 52.4 feet west from the joint corner of said Lots 45 and 46 on the west side of McGee Street; thence in a northeasterly direction across the southeastern part of Lot No. 46, 51 feet, 3 inches to an iron pin on the west side of McGee Street, the beginning corner.

This being the same property conveyed unto the Mortgagor herein by deed from Walter S. Griffin, of even date to be recorded herewith.



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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.

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