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First Mortgage on Real Estate

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FILED
JAN 26 1977
DENNIS TAYLOR

JAN 26 1977

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Walter S. Griffin, Jr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty Thousand and no/100----- DOLLARS (\$ 30,000.00), with interest thereon at the rate of five and three-fourths per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is fifteen years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, in the Sixth Ward of the City of Greenville, on the southwest side of South Main Street, opposite the Chicora College Property, and having the following rates and bounds, to-wit:

Beginning at a stake on said South Main Street 50 feet westward from the northwest corner of the brick building erected by Geer Drug Company and now occupied by W. M. Thompson, and running thence along said South Main Street S. 75 1/2 W. 40 feet to the corner of the lot formerly belonging to George Browalee; thence along his line in a southeasterly direction parallel with the line of the Geer Drug Company's lot 150 feet to a stake; thence N. 75 1/2 E. 40 feet to a stake; thence in a north-westerly direction along a line parallel with the lot of the said Geer Drug Company 150 feet to the beginning corner.

ALSO: All that tract or lot of land in Greenville County, State of South Carolina, in the City of Greenville, on the south side of South Main Street and having the following rates and bounds, to-wit:

Beginning at an iron pin on the south side of South Main Street 90 feet

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