STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE MAR 4- 3 53 PH ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH R. M. C.

E. F. PACE and ALICE V. PACE

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. R. GRIGGS and MABLE GRIGGS

(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 Nine Hundred Fifty and no/100-----

) due and payable in twenty-nine (29) equal installments consisting of Fifty and no/100 (\$50.00) Dollars each, the first installment to commence on April 1, 1971 and a like installment each month thereafter until paid in full. Prepayment privilege \$500.00 to be prorated on five year basis if prepayment made.

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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 granied, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-

"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, situate at the northwest corner of the intersection of 3rd Avenue and 2nd Street, in the section known as Park Place, near the City of Greenville, being shown as a part of Lots Nos. 5 and 6, in Block O, on plat of Park Place, made by E. M. McCollough, February 24, 1906, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book A, Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of the intersection of 3rd Avenue and 2nd Street, and running thence along the north side of 2nd Street, N 89-45 W 85 feet to an iron pin; thence N 0-17 E 85 feet to an iron pin; thence S 89-45 E 85 feet to an iron pin on the west side of 3rd Avenue in the front line of Lot No. 6; thence with the west side of 3rd Avenue, S 0-17 W 85 feet to the beginning corner.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or apperfaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 fec 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 tawfully claiming the same or any part thereof.