MORTGAGE

2004 1331 PAGE 846

STATE OF SOUTH CAROLINA,

COUNTY OF

GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Frances C. Oriffith

AKA/

Frances C. Mayfield

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

January 1, 1995 an

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 purpose;

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 accont 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 scaling 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, near Simpsonville, fronting on Goodwin Road, containing 4.52 acres, more or less, as shown and delineated on a plat thereof by C. O. Riddle, PLS, dated February, 1974, recorded in the RMC Office for Greenville County in Plat Book 5 J, at Page 10. According to said plat said tract has the following courses and distances, to-wit: Commencing at an iron pin in the center of Goodwin Road at the joint line of subject property and that, now or formerly, of A. R. Satterfield Estate S. 86-47 M. 66 feet to a spring; thence S. 69-07 W. 190.7 feet to an iron pin; thence N. 87-54 M. 349.8 feet to an iron pin; thence N. 60-24 M. 141.4 feet to an iron pin; thence N. 50-20 E. 472.9 feet to an iron pin; thence N. 79-40 E. 270 feet to the center of Goodwin Road; thence along the center of said Goodwin Road S. 13-32 E. 371.55 feet to the point of beginning.

This being a portion of a larger tract devised to the mortgagor by will of James T. Naviceld filed in Probate Court XXXXXXX axx xxxxxxxxxxx in Package 1019-2.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

4328 RV.2