3001.1316 rest835

FILED STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN

MORTGAGE OF REAL ESTATE

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WHEREAS.

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GREENVILLE OFFICE SUPPLY CO.INC.

ORACHHIEGRIFE IN

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 Thous and Four Hundred Eighty-Seven and No/100--Dollars (\$ 3,487.00) due and payable

upon demand, which shall be at such time as Ora H. Griffin becomes deceased or ceases or own or occupy the premises described below. At such time the entire amount shall be due with no interest thereon.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 more particularly shown as Lot 36, Section 2, on plat of Dunean Mills, recorded in the RMC Office for Greenville County in Plat Book S, at pages 173-177. According to said plat, the within described lot is also known as No. 63 Blake Street, and fronts thereon 70 feet.

This is the same property conveyed unto the Mortgagor herein by deed of J. P. Stevens & Co., Inc. recorded in Deed Book 377, at page 24, on March 10, 1949, and by inheritance from her husband, Harold McSwain Griffin, which estate file is recorded in Apartment 1745, File 12, in the Office of the Probate Judge.

Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 Greenville, South Carolina

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 heireinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

