GREENVILLE CO. S. C.

AUG 3 4 34 PM '71

OLLIE FARNSWORTH
R. M. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Roosevelt Griffin and Irene Griffin

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank

(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 Thousand Six Hundred Three & 60/100 -------- Dollars ($ 3,603.60) due and payable in 36 equal installmants of $100.10 each beginning on the 5th day of September, 1971 and on the 5th day of each month thereafter until paid in full.

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, in Butler Township, about four miles east of the Greenville County Court House, on the southern side of a County Road, a top soil road leading westerly off the Congaree Road, and according to a survey made by J. Mac Richardson, R. L. S., in March 1957, having the following metes and bounds, to wit;

BEGINNING at a point, iron pin, joint corner with lot conveyed by Garrett Ferguson to James W. Ferguson and Lola Mae Ferguson, same being Sixty (60) feet easterly from a bend in said County Road, and running thence N. 64-47 E. 108.9 feet along said County Road to point, iron pin, joint corner with property of Garrett Ferguson; thence along the line of said last mentioned property, S. 25-13 E. 400 feet to point, iron pin; thence continuing along the line of said last mentioned property, S. 64-47 W. 108.9 feet to point, iron pin joint rear corner with lot of said James W. and Lola Mae Ferguson; thence with the line of said last mentioned property, N. 25-13 W. 400 feet to the point of beginning; containing One Acre.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.