

FILED
GREENVILLE CO. S. C.
MAY 3 1937
DONNIE LEE FROST
FILED

1307-313

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter S. Griffin

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Eight Thousand and No/100-----
DOLLARS (\$ 8,000.00--), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Ward Six of the City of Greenville, County and State aforesaid, and designated as Lot No. 8, Block C, of the Chapin Springs Land Company, according to a plat recorded in Plat Book E at Page 41, in the R.M.C. Office of Greenville County, being more fully described in the deed of L. B. Houston to Donnie Lee Frost, dated September 10, 1927, recorded in said Office in Volume I, at Page 402, the dimensions of said lot being 50'3" on Pearl Avenue, 235' on the western boundary, 51' on the northern boundary, and 219.3' on the eastern boundary. This lot was conveyed to H. P. McGee by Donnie Lee Frost, on February 24, 1930, by deed recorded in Deed Book 133, at Page 281, and conveyed to F. W. Bowden by Evelyn P. McGee on July 1, 1937, by deed recorded in Deed Book 197, at Page 212.

ALSO all that piece, parcel, or lot of land in Ward Six of the City of Greenville, County and State aforesaid, being the eastern half of Lot No. 7 in Block C, as shown on the aforesaid plat of the property of Chapin Springs Land Company, more particularly described as follows: BEGINNING on the north side of Pearl Avenue at the joint corner of Lots 7 and 8 as shown on said plat, thence N. 3-10 W. 135 feet to the corner of Lot No. 2; thence with the line of Lot No. 2 N. 87-50 W. 25.15 feet to a point in the center of Lot No. 7; thence through the center of Lot No. 7 S. 3-10 E. 140.0 feet to a point located on Pearl Avenue; thence with the north side of Pearl Avenue N. 80-39 E. 25.15 feet to the beginning point.

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