

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
Mendel T. Hawkins, Route 1, Moore, S.C.

GREER
JUN 28 AM '80
WARRSLEY

MORTGAGE OF REAL ESTATE

BOOK 1504 PAGE 501

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Harold O. Griffith and E. Denise Griffith

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mendel T. Hawkins

(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 ---Twenty Four Thousand Five Hundred and NO/100---

Dollars (\$24,500.00) due and payable

twenty four months from date but as more fully set forth in promissory note of this date,

with interest thereon from date at the rate of ~~14~~ per centum per annum, to be paid: as set forth in promissory note,

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, City of Greer, Chick Springs Township, located on the north side of Virginia Ave., known and designated as all of LOT NO. 30 on a plat of Development No. 2 Victor-Monaghan Co., a division of J. P. Stevens Co., Inc., Greer Plat, prepared by Dalton and Neves, Engs., dated April, 1947, and recorded in RMC Office for Greenville County in Plat Book "P" at Page 119, reference to said plat hereby pleaded for a more complete description.

This conveyance is subject to all restrictions, easements, rights of way, roadway and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by Mortgagee, dated this date, and to be recorded herewith.

THIS IS A PURCHASER MONEY MORTGAGE.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP

Property is situated at: #108 Virginia Aven., Greer, S.C. 29651

Mortgagee: Mendel T. Hawkins, Route 1, Moore, S.C.

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.

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