

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Eloise B. Graydon

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Duncan

(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

Two Thousand, Two Hundred, Twenty-Five and 00/100 Dollars (\$ 2,225.00) due and payable

at the rate of Fifty-five and 00/100 (\$55.00) Dollars per month, principal and interest, commencing October 1, 1961 and thereafter on the 1st day of each and every succeeding month until principal and interest are paid, such payments to apply first to interest and the balance to principal with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly together with principal

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, on the Southern side of Sixth Street, in Section No. 4 of Judson Mills Village, near the City of Greenville, being known and designated as Lot No. 76 as shown on plat of Section No. 4 of Judson Mills Village, as recorded in the R.M.C. office for Greenville County, South Carolina, in Plat Book K, pages 75 and 76 and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Sixth Street, joint corner of Lots Nos. 76 and 77, said pin also being 133.7 feet West from the Southwest corner of the intersection of Sixth Street and Neubert Avenue, and running thence with the line of Lot No. 77 South 1-42 East 128.3 feet to an iron pin; thence with the rear line of Lot No. 48 South 88-16 West 80 feet to an iron pin; thence with the line of Lot No. 75 North 1-42 West 123.4 feet to an iron pin on the Southern side of Sixth Street; thence with the Southern side of Sixth Street North 88-20 East 80 feet to the BEGINNING corner; this being the identical property conveyed to Eloise B. Graydon by John B. Turner by deed dated September 27, 1957 of record in the R.M.C. office for Greenville County, South Carolina in Volume 585, at page 101."

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.