

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 25 1970

BOOK 1158 PAGE 501

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ABRAHAM MURRAY AND LINDA G. MURRAY
ARE

(hereinafter referred to as Mortgagor) well and truly indebted unto CLAUDE GRADEN & GRACIE A. GRADEN

(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

Six Hundred and No/100 ----- Dollars (\$ 600.00) due and payable

One year from date

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: On Demand

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, Fairview Township, known and designated as Lots Nos. 32 and 33 in accordance with plat made for Mary E. Leake known as Part 4, dated August 1966, made by C. O. Riddle, and being recorded in the R. M. C. Office for Greenville County, with description in accordance with said plat, being to-wit:

BEGINNING at an iron pin on the northern side of Leake Drive, joint front corner with Lot 31 and running thence along Lot 31, N. 28-38 E. 154 feet to an iron pin; thence N. 61-25 W. 224 feet to an iron pin; thence S. 24-13 W. 191.9 feet to an iron pin; thence N. 70-13 E. 70.70 feet to an iron pin; thence S. 34-47 E. 50 feet to an iron pin; thence S. 64-47 E. 117.8 feet to an iron pin, being the point of beginning.

This being the same property as conveyed to Mortgagors by deed of Mary E. Leake, to be recorded in the R.M.C. Office for Greenville County. Date of Deed June 15, 1970.

This mortgage is second and junior to that of mortgage given to Southern Bank & Trust Company, dated June 15, 1970 in the amount of \$1,797.66.

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.