

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED -
GREENVILLE CO. S. C.

BOOK 1192 PAGE 337

MORTGAGE OF REAL ESTATE

MAY 25 10 19 AM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LOLLIE FARNSWORTH
R.M.C.

WHEREAS, John W. Grady, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto People's 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 Five Thousand, Eight Hundred Sixteen and 16/100-- Dollars (\$ 5,816.16) due and payable in 48 equal monthly installments of \$121.17 each, the first such payment to be made on the 5th day of July, 1971, and a like amount to be paid on the 5th day of each succeeding month thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity.

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, and having the following metes and bounds:

BEGINNING at an iron pin on the northwest side of West View Avenue at the joint corner of Lots Nos. 10 and 11, which iron pin is 43 feet in a northeasterly direction from the point where West View Avenue begins to curve into Sunset Drive, and running thence with the northwest side of West View Avenue, N. 37-00 E. 68 feet to an iron pin, joint corner of Lots Nos. 9 and 10; thence with the joint line of said Lots, N. 53-00 W. 60 feet to an iron pin in line of Lot No. 7; thence with the line of Lot No. 7, S. 37-00 W. 68 feet to an iron pin in line of Lot No. 11; thence with the joint line of Lots Nos. 10 and 11, S. 54-00 E. 160 feet to the beginning corner, known as 106 Vintage Avenue.

Also the rear portion of Lot 7 being rectangular in shape 68 feet by 60.7 feet.

The foregoing property is shown on the 1970 County Tax Maps as Lot 8, Block 1, Sheet 264.

The above lot numbers are as shown by a plat recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 178, entitled " E. Highlands Estate."

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.