

FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

MORTGAGE

BOOK 1200 PAGE 163



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Woodfin Grady, III

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

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty One Thousand and No/100ths-----DOLLARS (\$21,000.00), with interest thereon at the rate of 7 1/2 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, State of South Carolina and being shown and designated as a portion of Lots 5 and 6, Block E, according to a plat of Boyce Addition, said plat being recorded in the RMC Office for Greenville County in Plat Book A at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Whitsett Street and Boyce Avenue and running thence along Boyce Avenue S. 15 E. 126 feet 1 inch to an iron pin on a ten foot alley; thence with the ten foot alley, S. 76-45 W. 78 feet 4 inches to a point; thence N. 15 W. 126 feet 1 inch to a point on Whitsett Street; thence with Whitsett Street, N. 76-45 E. 78 feet 4 inches to an iron pin at the southwest point of Whitsett Street and Boyce Avenue, the point of beginning.

Also all my right, title and interest in that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the North side of Hampton Avenue, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of Hampton Avenue, at a point 354 feet west of the northwest intersection of Butler Ave. and Hampton Ave., and at the corner of lot formerly owned by J. G. Landrum and running thence with lot now or formerly owned by J. G. Landrum, N. 38-02 E. 222 feet to an alley; thence with said alley, N. 39-W. 88 feet to corner of lot now or formerly owned by Hattie S. Moran; thence with line of her lot, S. 33-10 W. 230.5 feet to pin on Hampton Ave.; thence along the North side of Hampton Ave., S. 48-04 E. 74 feet, more or less to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.