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BOOK 1226 PAGE 276

MORTGAGE OF REAL ESTATE—Office of **OLLIE EARNSWORTH**, R.M.C., **Arnold & Thomason, Attorneys at Law, Greenville, S. C.**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gerald W. Graydon and  
Teresa T. Graydon

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

WHEREAS, the Mortgagor is well and truly indebted unto **Murphree C. Donnan**

(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 and no/100-----DOLLARS (\$ 2,000.00 ),

with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: \$750.00 upon first draw from proceeds of construction loan to Fidelity Federal Savings and Loan Association which constitutes a first mortgage on the subject property and the balance of \$1,250.00 one year from date or upon completion of home to be constructed on the subject property whichever occurs first.

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, being shown as lot no. 25 on a plat entitled "Revision of Grand View Hills" recorded in Plat Book WWW at Page 52 in the R.M.C. Office for Greenville County.

This is the same property conveyed to the mortgagors by deed of **Murphree C. Donnan** to be recorded herewith.

It is understood that this mortgage is junior in lien to a mortgage to Fidelity Federal Savings and Loan Association in the amount of \$20,000.00 dated March 20, 1972, to be recorded herewith.

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.