

MORTGAGE OF REAL ESTATE—Prepared by Rainey, East & McKay, Attorneys at Law, Greenville, S. C.

McKay
GREENVILLE CO. S. C.

BOOK 1228 PAGE 661

The State of South Carolina,
COUNTY OF GREENVILLE

APR 11 10 21 AM '72
OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern: John Woodfin Grady, III

SEND GREETING:

Whereas, I, the said John Woodfin Grady, III

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The Peoples National Bank, Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Twenty Thousand Six Hundred and
and No/100-----DOLLARS (\$20,600.00), to be paid
be paid six (6) months from date

, with interest thereon from date

at the rate of -----eight (8%)-----percentum per annum, to be computed and paid
maturity until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The Peoples National Bank, Greenville, S. C., its successors and assigns, forever:

~~All my right title and interest in and to the real property of John Woodfin Grady, III, deceased, as executor of the estate of said John Woodfin Grady, III, deceased, as above described.~~

All that lot of land with the buildings and improvements thereon, situate on the east side of Trails End, in the City of Greenville, in Greenville County, South Carolina, shown as Lot 87 and the northern one-half of Lot 86 and adjacent thereto, on plat of Cleveland Forest, recorded in the RMC Office for Greenville, S. C. in Plat Book "M", Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Trails End at joint front corner of Lots 87 and 88 and running thence with the line of Lot 88 N. 64-35 E. 173.2 feet to an iron pin; thence S. 26-35 E. 90 feet to an iron pin in the center of the rear line of Lot 86; thence through the center of Lot 86 S. 64-35 W. 175.1 feet to an iron pin on the east side of Trails End in the center of the front line of Lot 86; thence with the east side of Trails End N. 25-25 W. 90 feet to the point of beginning.