

FILED
GREENVILLE CO. S. C.

MAY 22 4 05 PM '72

OLLIE FARNSWORTH
R. H. C.

BOOK 1234 PAGE 188



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN;

JOHN W. 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

Six Thousand Nine Hundred and No/100----- DOLLARS
(\$ 6,900.00), with interest thereon at the rate of eight 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 10 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 in the City of Greenville, at the Northwestern corner of the intersection of Briggs Avenue with Pinckney Street, being shown and designated as Lot No. 8 on a Plat of the Property of Henry Briggs made by R. E. Dalton, Engineer, dated March, 1923, shown on the Greenville County Block Book as Lot 16, Block 2, Sheet 29, in Tax District 500, also known as 15 Briggs Avenue, and having according to the last mentioned plat the following metes and bounds, to wit: BEGINNING at an iron pin at the Northwestern corner of the intersection of Pinckney Street with Briggs Avenue and running thence along the Northern side of Briggs Avenue, S. 57-35 W., 48 feet to an iron pin; thence along the line of Lot No. 7, N. 32-30 W., 100 feet to an iron pin; thence along the line of Lot No. 16, N. 57-35 E., 48 feet to an iron pin on Pinckney Street; thence along the Western side of Pinckney Street, S. 32-30 E., 100 feet to an iron pin, the beginning corner.

with buildings and improvements thereon or hereafter constructed thereon
ALSO, all that piece, parcel or lot of land/situate, lying and being on the Southern side of Briggs Avenue known as No. 14 Briggs Avenue in the City of Greenville, Greenville County, South Carolina, and shown on the Greenville County Block Book as Lot 3.1, Block 2, on Sheet 27, in Tax District 500, and having the following approximate metes and bounds, to wit:

BEGINNING at a point on the Southern side of Briggs Avenue 51 feet West of the Southwestern corner of the intersection of Briggs Avenue with Pinckney Street, and running thence along the Southern side of Briggs Avenue in a Westerly direction, approximately 58 feet to a point on Lot 4; thence along the line of said lot in a Southerly direction, approximately 129 feet to a point; thence in an Easterly direction, 58 feet to a point (said point being located 51 feet West of Pinckney Street); thence along the line of Lot No. 3 in a Northerly direction, approximately 129 (see below)

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.

feet to a point on Briggs Avenue, the beginning corner.