

JAN 3 12 21 PM '74

DONNIE S. TANKERSLEY
R.M.C.

The State of South Carolina, }

John W. Grady, III

TO

Banker's Trust of S. C. N. A.

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John W. Grady, III
 WHEREAS I/We the said John W. Grady, III
 in and by my (our) certain promissory note bearing date the 2nd day of January A.D., 1974, stand firmly held
 and bound unto the said Banker's Trust of S. C., N. A.
 \$9,524.52 Dollars, payable in nine semi-annual, or order, in the sum of
 \$1,058.28 Dollars, except the final installment, which shall be the balance then due, the
 first payment commencing on the ~~thirtieth~~ fifteenth day of July, 1974, and on the first day of each month thereafter until
 paid, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

Send Greeting:

Now, Know All Men, That I/We The Said John W. Grady, III for and in consideration of the
 said debt and the sum of money aforesaid and for better securing the payment thereof, and to secure any renewal or extension of said note;
 also to secure any other present or future indebtedness or liability of grantor to grantee or to subsequent holders of said note, including any
 sums paid by grantee or its assigns for the purpose of obtaining the discharge in whole or in part of any taxes or contractual or statutory liens
 or other encumbrances against said described property and also in consideration of value received at and before the sealing and delivery of these
 presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell
 and release unto Banker's Trust of S. C., N. A. its successors and assigns the following described
 property to wit:

All that piece, parcel or tract of land with improvements thereon as recorded
 in the name of the mortgagor at Volumn 944, Page 201 in the R. M. C. Office of
 Greenville County, less that portion of same conveyed to CC. Coleman, Jr. at
 Volumn 944, Page 140 in the R. M. C. Office of Greenville, County.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise
 incident or appertaining.

To Have and to Hold all and singular, the said Premises unto the said Banker's Trust of S. C., N. A.,
 its successors, Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and
 Administrators, to warrant and forever defend all and singular the said Premises unto the said
 Banker's Trust of S. C., N. A. its successors, Heirs and Assigns, from and against all
 Heirs, Executors, Administrators and Assigns and all persons lawfully
 claiming, or to claim the same, or any part thereof.

And it is agreed by and between the said parties that in case of default in any of the payment of interest or principal or of the taxes or
 insurance premiums as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And it is Further Agreed, by and between the said parties, that the said John W. Grady, III, his
 Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by
 fire, and assign the Policy of Insurance to the said Banker's Trust of S. C., N. A.
 and in case that or shall, at any time, neglect or fail to do so, then the said

Banker's Trust of S. C., N. A. may cause the same to be insured in
 their name, and reimburse themselves for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate
 of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

And it is Further Agreed and Covenanted, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor
 his Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and
 payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee, its Executors, Administrators or Assigns, may pay said taxes,
 together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the
 amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I/We the said,
 John W. Grady, III do and shall well and truly pay, or cause to be paid, unto the said
 Banker's Trust of S. C., N. A. the said debt or sum of money
 aforesaid, with the interest thereon, if any shall be due, according to the true and meaning of the said note and all sums of money provided to be

paid by the Mortgagor his Heirs, Executors, Administrators or Assigns, together with the interest thereon,
 if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine and be utterly null and
 void; otherwise it shall remain in full force and virtue.

And it is Agreed, by and between the said parties, that John W. Grady, his heirs and
 assigns are to hold and enjoy the said Premises until default of payment shall be made.

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