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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COUNTY OF GREENVILLE (1 2)

WHEREAS, John W. Grady, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N.A.

(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 Forty-Five Thousand and No/100ths------_____ Dollars (\$ 45,000.00) due and payable in full in 180 days from date

included

with interest thereon from date at the rate of NINC per centum per annum, to be paid:

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 Mortgager 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, bargzined, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgages, its successors and as-

All those pieces, parcels or lots of land, together with all buildings and improvements, situate, lying and being on the northeastern side of Hampton Avenue in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lots 18.1, 19 and 20 in Block 1 on Sheet 18 of the Greenville County Tax Maps and being a portion of property owned by Loula McBee Briggs, William A. Briggs, and Henry Briggs, and being more particularly described:

LOT 20: BEGINNING at an iron pin on the northeastern side of Hampton Avenue at the corner of property formerly belonging to Sue D. Gentry and running thence N. 40-10 E. 239.4 feet with Gentry's property to an iron pin on an alley; thence N. 43-12 W. 54 feet to an iron pin in the line of Lot 19; thence with the line of Lot No. 19 (also formerly owned by Loula M. Briggs) S. 40-40 W. 245 feet to an iron pin on Hampton Avenue; thence with the northeastern side of Hampton Avenue, S. 49-20 E. 55.75 feet to an iron pin, the beginning corner, being property conveyed by Loula M. Briggs to William A. Briggs by deed recorded in the R.M.C. Office for said county and state in Deed Book 106, page 554, a small triangular portion of which was conveyed to Loula M. Briggs by deed of Sue D. McBee (being the same person as Emala Louisa McBee and Loula McBee Briggs) by deeds recorded in the R.M.C. Office for said county and state in Deed Book 00, Pages 244 and 246.

LOT 19: BEGINNING at a point on the northeastern side of Hampton Avenue at the corner of Lot 20 above described and running thence with the northeastern side of Hampton Avenue 90.40 feet to a point; thence continuing with said side of Hampton Avenue 10 feet to a point; thence in a northeasterly direction along the side line of Lot 18.1 247 feet to a point on the western side of an alley; thence with said alley 10 feet to a point; thence continuing with said alley 90.81 feet to a point on the line of Lot 20 above described; thence with the side line of Lot 20 in a southwesterly direction 245 feet to a point on Hampton Avenue, the point of beginning, the same being a 10 foot strip conveyed by deed of Henry Briggs to Loula M. Briggs recorded in Deed Book 200, page 224, and being a portion of property conveyed by deed of Harriett B. McBee, et al, to Loula M. Briggs (then known as Emala Louisa McBee or Loula M. McBee) by deeds recorded in the R.M.C. Office for said county and state in Deed Book 00, pages 244 and 246, a portion of said property (Continued on attached sheet)

Together with all and singular rights, members, herditaments, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.