

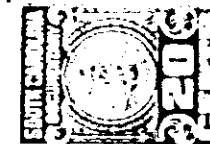
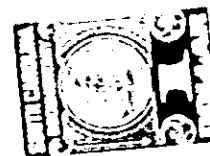
MORTGAGE - INDIVIDUAL FORM - JOHN M. DILLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN



WHEREAS, JOHN W. GRADY, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. L. MARTIN and LOIS M. MARTIN

(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 Twenty-one Thousand and no/100ths

Dollars (\$ 21,000.00) due and payable

as set forth in said note,
September 1, 1975
with interest thereon from ~~date~~ at the rate of 7-1/2 per centum per annum, to be paid quarterly.

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 piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the southwestern side of Pinckney Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as portions of Lots Nos. 16 and 18 on a plat of the W. P. McBEE ESTATE SUBDIVISION, made by J. N. Southern, Surveyor, dated May 16, 1902, recorded in the RMC Office for Greenville County, S. C., in Plat Book A, page 83, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Pinckney Street, at the original front corners of Lots Nos. 16 and 18 as shown on plat Book A, page 83, which beginning point is approximately 350 feet southeast of the southeastern intersection of Lloyd Street with Pinckney Street, and running thence along the southwestern side of Pinckney Street, N. 50-1/2 W., 30 feet to an iron pin in the line of Lot No. 18; thence through the line of Lot No. 18, S. 39-1/2 W., 131 feet to an iron pin on an alley in the rear; thence along the northern side of said alley, S. 52-2/3 E., 50 feet to an iron pin in the rear line of Lot No. 16; thence through Lot No. 16, N. 39-1/2 E., 130 feet, more or less, to an iron pin in the front line of Lot No. 16 on the southwestern side of Pinckney Street; thence along the southwestern side of Pinckney Street, N. 50-1/2 W., 20 feet to the beginning corner, being shown as Lot 8, Block 1, on Sheet 18 of the Greenville County Tax Maps.

ALSO: ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being adjoining the first described property on the west, on the southwestern side of Pinckney Street, in the City of Greenville, Greenville County, South Carolina, known as the western portion of Lot No. 18 on a plat of the W. P. McBEE ESTATE, made by J. N. Southern, Surveyor, dated May 16, 1902, recorded in the RMC Office for Greenville County, S. C., in Plat Book A, page 83, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Pinckney Street at the corner of the lot formerly owned by Alice J. Gunn, which iron pin is 30 feet northwest from the joint front corners of Lots Nos. 16 and 18 as shown on a plat recorded in Plat Book A, page 83, and running thence along the line of the property described in the immediately preceding paragraph, S. 39-1/2 W., 131 feet to an iron pin on an alley; thence along the northern side of said alley, N. 52-2/3 W., 50 feet to a point on or near the joint rear corners of Lots Nos. 18 and 20; thence along the line of said lots, N. 39-1/2 E., 132 feet to an iron pin on the southwestern side of Pinckney Street; thence along the southwestern side of Pinckney Street, S. 50-1/2 E., 50 feet to the point of beginning, being shown on the Greenville County Tax Maps as Lot 9, Block 1, on Sheet 18.

THE MORTGAGOR herein reserves the right to have released each of the above described parcels upon payment of a release amount to the Mortgagee, such amount to be reached by mutual agreement of both the Mortgagee and the Mortgagor, upon Mortgagor's request, and in the event the Mortgagor and the Mortgagee are unable to agree within ten days after such request by the Mortgagor, then the * together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

*Mortgagor and Mortgagee do hereby designate and appoint Leland C. Montgomery, realtor of Greenville,

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