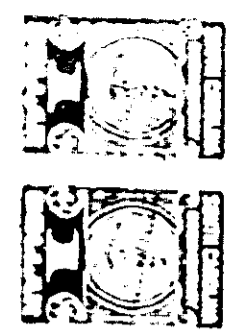


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgage of Real Estate
TO SENS MAY CONCRETE

FILE 200117
SERIALIZED 10/15/75



WHEREAS JOHN W. GRADY, III

GILMER W. & LOUISE J. McMANAWAY

has advanced to the Mortgagor as Mortgagee the sum of Ten Thousand and No. 100 (\$10,000.00) Dollars, to be repaid to the Mortgagee in monthly installments of \$118.71, commencing August 15, 1975, and on the 15th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of 7-1/2% per annum payable in full monthly, as amortized

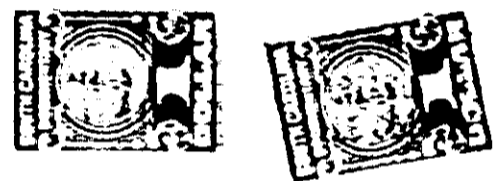
WHEREAS the Mortgagee may hereafter be authorized to advance to the Mortgagor further sums as may be advanced to or for the Mortgagor as a part of the mortgage proceeds for the purposes of the said purposes

NOW KNOW ALL MEN That the Mortgagee has acknowledged the above debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee and his heirs, assigns and legal representatives of Three Thousand Dollars (\$3,000.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the several installments of these payments, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, released and confirmed unto the Mortgagee, its heirs, assigns and assigns

ALL that certain piece, parcel, or lot of land in the City and County of Greenville, State of South Carolina, situate, lying, and being on the southwesterly side of Hampton Avenue, and being described as follows:

BEGINNING at a stake on the southwesterly side of Hampton Avenue at corner of lot now or formerly of Waddill, and running thence along line of Waddill, 150 feet to a stake; thence on a line parallel with, and 150 feet from Hampton Avenue, 65 feet to a stake at corner of lot now or formerly of Donaldson; thence along easterly line of Donaldson lot, 150 feet to a point on the southwesterly side of Hampton Avenue; thence along Hampton Avenue 65 feet to the point of **BEGINNING.**

THE WITHIN IS A PURCHASE MONEY MORTGAGE!



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Together with all and singular rights, tenements, hereditaments, and appurtenances to the same belonging or in any way incident or connected therewith, and 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 in any manner attached, and 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 Mortgagee covenants that it is and will remain the owner of the premises hereinafter described in fee simple absolute, that it has good right and title thereto, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, assigns and assigns, against the claims, demands, suits, actions, proceedings, claims, suits, or any part thereof.

The Mortgagee 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, and other payments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, credits or credits that may be made hereafter to the Mortgagor by the Mortgagee, and as to the said further loans, advances, credits or credits that may be made hereafter, the amount shown on the face hereof. All sums so advanced shall be a part of the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided herein.

2. That it will keep the mortgage property insured hereafter created on the mortgaged property insured as may be required from time to time by the Mortgagee, and shall pay the cost of such insurance, and shall pay the cost of all such policies and proceeds thereof shall be held in trust for the Mortgagee, and shall be payable to the Mortgagee, and in form acceptable to the Mortgagee, and that it will pay the cost of such insurance, and that it does hereby assign to the Mortgagee the proceeds of any such insurance, the cost of such insurance, and the cost of such insurance, and shall be payable to the Mortgagee, and in form acceptable to the Mortgagee, to the extent of the mortgage debt, whether due or not.

3. That it will keep all improvements, including but not limited to, and in the case of a construction loan, that it will continue construction, until the construction is completed, and shall at all times during the Mortgagee's term, at its option, charge the expenses for such improvements to the mortgage debt.

4. That it will pay all taxes, including but not limited to, and in the case of a construction loan, that it will continue construction, until the construction is completed, and shall at all times during the Mortgagee's term, at its option, charge the expenses for such improvements to the mortgage debt.

5. That it hereby assigns, conveys, releases and profits of the rents, issues and profits hereunder, and agrees that all rents, issues and profits hereunder shall be paid to the Mortgagee, and shall be payable to the Mortgagee, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any such insurance, the cost of such insurance, and the cost of such insurance, and shall be payable to the Mortgagee, and in form acceptable to the Mortgagee, to the extent of the mortgage debt, whether due or not.

6. That if there is a default in any of the terms, conditions, covenants of this mortgage, or of the note secured, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted to foreclose this mortgage, or should the Mortgagee become a party of any suit involving this mortgage, or the title to the premises described herein, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon be immediately and payable on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and shall be payable to the Mortgagee, and in form acceptable to the Mortgagee, to the extent of the mortgage debt, whether due or not.

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