

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jewell V. Graydon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, a corporation

(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

Six Thousand and NO/100- - - - - Dollars (\$6,000.00) due and payable in equal monthly installments of One Hundred Ninety Dollars and 80/100 each, commencing on the 18th day of September, 1975, and on the 18th day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

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 said 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, near Greenville, South Carolina, and being known as Lot No. 19 on a plat of Wade Hampton Terrace made by Dalton and Neves, March, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "KK", at Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Richbourg Drive at the joint front corner of Lot Nos. 19 and 20, which iron pin is situate 579.9 feet northwest of the intersection of Richbourg Drive and Hummingbird Circle and running thence along the curve of Richbourg Drive, the chord of which is N. 46-19 W. 90 feet to an iron pin at the joint front corner of Lots Nos. 18 and 19; thence along the line of Lot No. 18, N. 42-14 E. 161.1 feet to an iron pin at the rear corner of Lot No. 18; thence along the line of Lot No. 30, S. 52-41 E. 28.4 feet to an iron pin; thence along the line of Lot No. 29, S. 44-0 E. 105 feet to an iron pin at the rear corner of Lot No. 20, thence along the line of Lot No. 20, S. 57-28 W. 164.8 feet to the point to beginning; being the same property conveydd to the mortgagor herein by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 962, at Page 116.

This mortgage is junior and inferior to a certain mortgage in favor of C. Douglas Wilson and Company, which is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 829, at Page 145.



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 hereinbefore 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.

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