

MAIL TO GADDY & DANFORTH P. O. BOX 18267 GREENVILLE, S. C.

2 20 PM MORTGAGE

BOOK 1339 PAGE 374

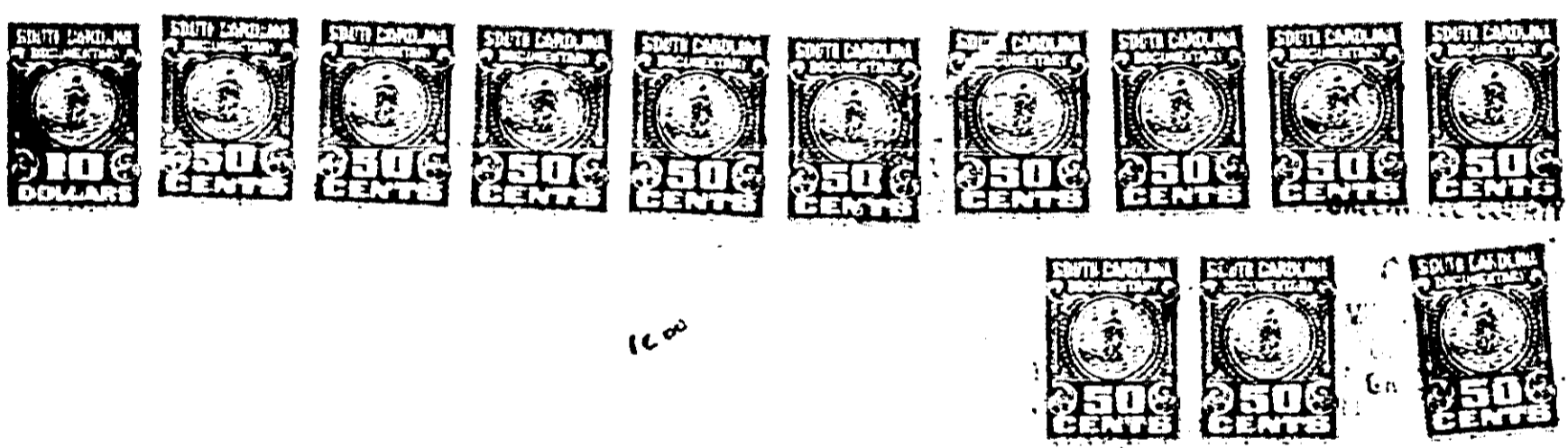
THIS MORTGAGE is made this 4th day of June 1976 between the Mortgagor, Hugh Z. Graham, Jr., Trustee for Hugh Z. Graham, Jr., P. Bradley Morrah, Jr., John F. Chandler, & Phillip J. Bradley (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1991.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL of those certain eight (8) pieces, parcels or lots of land situate, lying and being in or near the City of Greenville, County of Greenville, State of South Carolina, and being described more fully on the attached "Exhibit A" consisting of two pages, reference to which is expressly craved for a more detailed description.

The above described parcels of land are part of the same conveyed to the mortgagor herein by deed from J. E. Campbell dated June 19, 1969, recorded in the R.M.C. Office for Greenville County in Deed Book 871, Page 265.



820 and 900 Green Ave., 104 and 106 Williams St., 202 Lois Street, 10 Stall St. & 176 Otis St., Greenville South Carolina (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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