

FILED  
GREENVILLE CO. S. C.

SEP 21 4 37 PM '76

BONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

BOOK 1378 PAGE 247

THIS MORTGAGE is made this 20th day of September, 1976, between the Mortgagor, George A. Grady, (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine thousand five hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 20, 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 First, September, 1996;

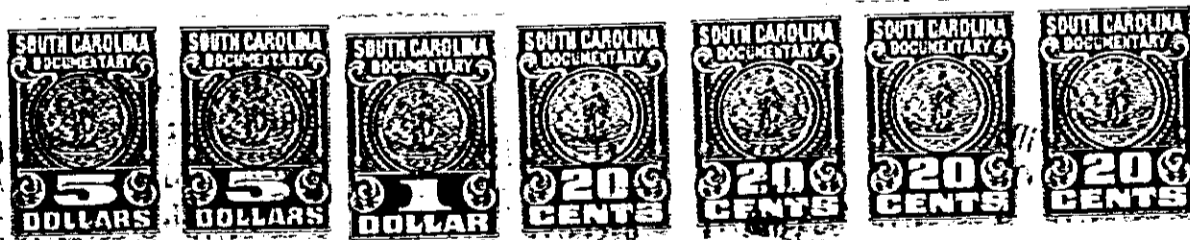
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that piece, parcel or lot of land with all improvements thereon, situate, lying and being in the City of Greenville, State of South Carolina, County of Greenville, beginning at a stake on the north side of Hampton Avenue, (formerly West Street), and thence, S. 50½ E. with the said avenue, 60½ feet; thence, N. 32 E. with Landrum line, 235 feet to an alley; thence, N. 45 W. with the alley 58½ feet; thence, 244 feet to the stake on Hampton Avenue, the point of beginning.

ALSO: All that piece, parcel or lot of land adjoining the above parcel and having the following metes and bounds:

BEGINNING at a point on the north side of Hampton Avenue and the dividing line of property formerly owned by Loula M. Briggs and Sue B. Gentry and thence, with the said Hampton Avenue N. 50½ W. 5½ feet; thence, with the fence N. 38 3/4 E. 79½ feet; thence, S. 34 3/4 W. 80 feet to the point of beginning.

DERIVATION: See deed from Sue D. Gentry on December 29, 1949 to in Greenville County Probate file (apt. 581, File 28). In Deed Book at Page by the S.C. Office for Greenville County.



which has the address of 320 Hampton Ave., Greenville, S. C.

[Street]

[City]

(herein "Property Address");

[State and Zip Code]

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.

750

4328 RV-2