

1399 420

FILED GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1977 JUN 10 10 06 PM '77

WHEREAS, George A. Grady

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N.A.

(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-Two Thousand and No/100-----Dollars (\$22,000.00---) due and payable
180 days from date hereof

with interest thereon from date hereof at the rate of nine per centum per annum, to be paid: semiannually

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 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, City of Greenville, being known and designated as Lot No. 178 according to plat of the property of Cleveland Forest made by Dalton & Neves, Engineers, dated May, 1940, revised September, 1945, and recorded in the RMC Office for Greenville, S.C. in Plat Book "M", Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Knollwood Lane at the joint front corner of Lots 177 and 178 and running thence along the line of Lot 177 N 16-30 W 131.7 feet to an iron pin; thence along the rear line of Lot 182 S 52-33 W 60 feet to an iron pin; thence along the line of Lot 179 S 0-32 E 102.2 feet to an iron pin; thence along the north side of Knollwood Lane N 81-40 E 85 feet to an iron pin at the point of beginning.

THIS being the same property conveyed to the Mortgagor, George A. Grady, by deed of John Woodfin Grady, III dated May 30, 1977 to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 31 1977
STAMP TAX
PB 11218
08.80

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

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