

FILED
GREENVILLE CO. S.C.

APR 17 3 39 PM '78

EDWARD S. TANKERSLEY

MORTGAGE

1429 81

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

THIS MORTGAGE is made this Fourteenth day of April, 1978, between the Mortgagor, Susan Harris 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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____

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 situate, lying and being on the Southern side of Briggs Avenue known as No. 14 Briggs Avenue, in the City of Greenville, Greenville County, South Carolina, and shown on the Greenville County Block Book as Lot 3.1, Block 2, on Sheet 27, in Tax District 500, and having the following approximate metes and bounds, to wit:

BEGINNING at a point on the Southern side of Briggs Avenue 51 feet West of the Southwestern corner of the intersection of Briggs Avenue with Pinckney Street and running thence along the Southern side of Briggs Avenue in a Westerly direction, approximately 58 feet to a point on Lot 4; thence along the line of said lot in a Southerly direction approximately 129 feet to a point; thence in an Easterly direction, 58 feet to a point, (said point being located 51 feet West of Pinckney Street); thence along the line of Lot No. 3 in a Northerly direction, approximately 129 feet to a point on Briggs Avenue, the beginning corner.

This is a portion of that property conveyed to J. W. Grady III by The South Carolina National Bank of Charleston as Executor of the Estate of Maidelle Cleveland Briggs, Deceased and recorded in the RMC Office for Greenville County in Vol. 944 at page 179.

Being the same lot of land conveyed to Mortgagor by deed of John W. Grady III dated 2nd day of February, 1977 and recorded in the RMC Office for Greenville County in Vol. 1077, Page 262.

which has the address of 14 Briggs Avenue, Greenville, South Carolina 29601, (Street) (City) (State and Zip Code) (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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