

FILLED
GREENVILLE CO. S. C.
MAY 2 4 52 PM '77
JIMMIE S. TANKERSLEY
R.H.C.

BOOK 1430 PAGE 719

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Shirley & Laura Graham, P. O. Box 10338, Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, a municipal corporation, P. O. Box 2207, Greenville, South Carolina 29602

(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

Dollars (\$ 5550.00) due and payable

with interest thereon from _____ at the rate of one percentum per annum, to be paid: \$48.62 per month (last payment \$48.65) for 120 payments

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, lying on the east side of Maco Terrace, and being known and designated as Lot No. 2 of the property of Central Realty Corporation as recorded in the RMC Office in Plat Book P page 7 and having the following metes and bounds to wit:

BEGINNING at an iron pin on the East side of Maco Terrace, 78 feet, more or less, from the corner of Maco Terrace and Ackley Road, and running thence with the East side of Maco Terrace, S. 36-05 E. 78 feet, more or less, to the joint corner of Lots Nos. 2 and 3; thence with the joint line of Lots Nos. 2 and 3 N. 54-03 E. 80 feet, more or less, to a point, joint rear corner of Lots Nos. 2 and 3; thence N. 36-05 W. 78 feet, more or less, to a point, joint rear corner of Lots Nos. 1 and 2; thence with the joint line of Lots Nos. 1 and 2 S. 54-03 W. 80 feet, more or less, to the point of beginning, joint corner of Lots Nos. 1 and 2 on the East side of Maco Terrace.

THIS property is known and designated as Block Book 200-3-22.

THIS is the same property conveyed to Laura C. Graham and Shirley G. Graham from Robert H. and Sally Mae H. Long and is recorded in the RMC office in Deed Volume 853 page 210 on September 30, 1968 at 2:13.

THIS mortgage is junior in lien to a mortgage given by Laura and Shirley Graham to C. Douglas Wilson & Co. for \$9,200.00 recorded in REM Volume 1104 page 529 on September 30, 1968 at 2:14. The said mortgage was assigned on July 30, 1971 with the mortgagee now being Metropolitan Life Insurance Company. Assignment is recorded in REM Volume 1204 page 392.

THE City assumes all stamps and recording fees.

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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