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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

GEORGIA  
STATE OF ~~SOUTH CAROLINA~~  
COUNTY OF CHATHAM

SEP 5 1978

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

WHEREAS, GEORGE A. GRADY

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE CARVER STATE BANK, a state banking institution organized and existing under the laws of the State of Georgia at 701 West Broad Street, Savannah, Georgia.

(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

Fifty-thousand and no/100 (\$50,000.00) -----Dollars due and payable

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

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, the Mortgagee's heirs, 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:

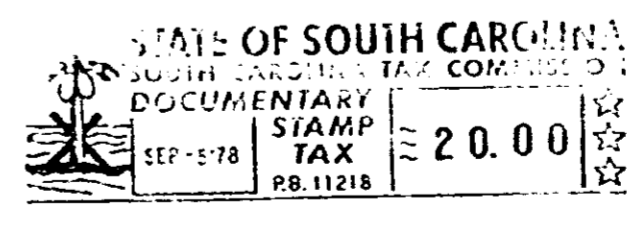
ALL that piece, parcel and lot of land, situate, lying and being in the first Ward of the City of Greenville, State and County aforesaid; Beginning at a stake on the North side of Hampton Avenue (formerly West Street) and running S. 50-1/4 E. with said Avenue sixty eight and one fourth (68 1/4) feet to corner of lot belonging now or formerly to Mrs. M. P. Landrum; thence, N. 32 E. with the Landrum line two hundred and thirty-five (235) feet to a stake on an Alley; thence, N. 45 W. with said Alley fifty eight and one-fourth (58-1/4) feet to a stake; thence, two hundred and forty four (244) feet to a stake on said Hampton Avenue, the beginning corner.

AND ALSO: All that piece, parcel, and lot of land situate lying and being in the State and County aforesaid and in the First Ward of the City of Greenville and having the following metes and bounds to-wit: Beginning at a point on the North side of Hampton Avenue and the division line between the property now or formerly of Loula M. Briggs and Sue D. Gentry, and running along said Avenue N. 50-1/4 W. 5-1/2 feet to a stake; thence with fence N. 38-3/4 E. 79-1/2 feet; thence S. 34-3/4 W. 80 feet to the beginning corner.

This is the same property conveyed to George A. Grady by deed of Allie G. Jester (Allie Gentry Jester) recorded September 21, 1976 in the RMC Office for Greenville County in Deed Book 1043, Page 253.

It is understood that the within mortgage is junior in rank and priority to those certain mortgages given by George A. Grady to Family Federal Savings and Loan Association recorded September 21, 1976 in the RMC Office for Greenville County, South Carolina in Mortgage Book 1378, Page 247 and to the City of Greenville, a municipal corporation recorded May 25, 1977 in the RMC Office for Greenville County, South Carolina in Mortgage Book 1398, Page 719, respectively.

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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 is 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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