

Chick Springs Rd.  
Greenville, S.C.

MORTGAGE OF REAL ESTATE

BOOK 1457 PAGE 904

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

23 247 FH '78  
DORRIS S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, William L. Grayson and Brenda F. Grayson

hereinafter referred to as Mortgagor) is well and truly indebted unto

United Builders, Inc.

hereinafter referred to as Mortgagee) as evidenced by the Mortgage's primary note of even date herewith the terms of which are incorporated herein by reference, in the sum of **Thirteen Thousand and No/100**-----

-----Dollars \$ **13,000.00** due and payable **six months after date hereof or upon the sale of the real property herein-after described, whichever shall first occur,**

with interest thereon from date of / <sup>advancements</sup> at the rate of **Nine (9%)** per annum per annum, to be paid **six months after date hereof.**

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs and other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, conveyed, 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, to-wit: **located** **situate, lying and being** in the State of South Carolina, County of **Greenville**, near the city of **Greenville**, on the **south side** of **Ravenworth Road**, being shown as **Lot No. 22** on plat of **Brook Glenn Gardens**, recorded in the R.M.C. Office for **Greenville County, South Carolina**, in **Plat Book JJJ, Page 85**, and having according to said plat such metes and bounds as appear thereon.

This being the identical property conveyed unto the Mortgagors herein by deed from **J. Gordon Ferguson, Jr. and Marian O. Ferguson**, recorded in **Deed Volume 998, at Page 232**, in the R.M.C. Office for **Greenville County, South Carolina, Rec. May 3rd, 1974.**

Together with all and singular rights and appurtenances, and appurtenances, unto the same heretofore in any way made or agreed upon, and all of the rents, issues, and profits which may now or hereafter accrue, 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 such 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 above premises unto the Mortgagee, its heirs, successors and assigns forever

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described in its sole, simple, absolute, that it has good right and is lawfully entitled to sell, convey, or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend, defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

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