

MORTGAGE OF REAL ESTATE

1557-578

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE COUNTY, S.C.

NOV 17 3 40 AM '81

WHEREAS, MARGARET R. GRAVLEY, WIFE OF JAMES W. GRAVLEY

hereinafter referred to as Mortgagor) is well and truly indebted unto DICKY W. TIMMS, M.D.

(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-Three Thousand Six Hundred Seventy-Five and No/100-----

Dollars (\$ 53,675.00) due and payable

In monthly installments of Five Hundred Ninety-Two and 24/100 (\$592.24) Dollars commencing November 1, 1981 and Five Hundred Ninety-Two and 24/100 (\$592.24) Dollars on the first day of each and every month thereafter, until October 1, 1986, at which time the entire unpaid balance shall become due and payable.

with interest thereon from November 1, 1981 at the rate of Thirteen per centum per annum, to be paid Monthly

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, on the southwestern corner of Paris View Drive and Merrydale Lane, being Lot 6 and the adjoining one-half of Lot 5 as shown on a plat of Pinehurst recorded in Plat Book PP at Page 39, and described as follows:

BEGINNING at a stake at the southwestern corner of Merrydale Lane and Paris View Drive, and running thence with the western side of Paris View Drive, S. 0-58 E. 125 feet to a stake; thence S. 89-02 W. 100 feet to a stake in line of Lot 7; thence with line of said Lot, N. 0-58 W. 150 feet to a stake on Merrydale Lane; thence with the southern side of said lane N. 89-02 E. 155 feet to a stake at the corner of Paris View Drive; thence with the curve of the intersection, the chord of which is S. 45-53 E. 34.4 feet to the beginning.

Derivation: Dicky W. Timms, M.D., Deed Book 1158, at Page 201, recorded 11/12/81.

The Mortgagor shall have the right to repay the entire indebtedness at any time before the due date without penalty.

Any payment not received by the tenth (10th) day of each month shall be considered delinquent.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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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 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 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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