

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUN 29 1 55 PM '83
DONNIE S. THOMPSON
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN W. GRADY, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, Post Office Box 6807, Greenville, South Carolina 29606

(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

Thirty thousand four hundred and No/100ths-----Dollars (\$ 30,400.00) due and payable

In accordance with the terms of the note

with interest thereon from _____ at the rate of _____ 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, 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 northern side of Hampton Avenue and being more particularly known as Lot 20 according to a plat entitled "Property of John W. Grady, III," dated June 16, 1973 and recorded in the R.M.C. office for Greenville County in Plat Book 8-A, Page 44, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hampton Avenue at the corner of property now or formerly belonging to A.G. Jester and running thence with the line of property of Jester N 42-38 E 238.69 feet to an iron pin; thence continuing N 42-00 W 53.50 feet to an iron pin, being the joint rear corner of Lots 19 and 20; thence running S 42-48 W 243.85 feet to an iron pin, being the joint front corner of lots 19 and 20; thence turning S 47-32 E 54.00 feet to an iron pin, point of beginning.

THIS is a portion of the same property conveyed to the Mortgagor by deed of Elva L. Grady et al dated May 11, 1973 and recorded in the R.M.C. office for Greenville County in Volume 974 at Page 421.

SC78 JUN 29 1983
DOCUMENTARY
STAMP
TAX 12.15

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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee 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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