

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE COUNTY S.C. THESE PRESENTS MAY CONCERN:

JUL 29 1 55 PM '83

BONNIE S. LUTHERSLEY
R.M.C.

WHEREAS, JOHN W. GRADY, III

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

PERRY S. LUTHI TRUST, 408 South Main Street, Greenville, SC 29601

(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

Six thousand five hundred and No/100ths-----Dollars (\$6,500.00) due and payable

in accordance with terms of 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, City of Greenville, being on the northeastern side of Hampton Avenue, being shown and designated as Lot 19 in Block 1 on Sheet 18 of the Greenville County Tax Maps, and being more particularly described:

BEGINNING at an iron pin on the northeastern side of Hampton Avenue at the joint front corner of lots 19 and 20 and running N 47-32 W 96.65 ft. to an iron pin, being the joint front corner of lots 19 and 18.1; thence turning N 42-46 E 240.89 feet to a point; thence continuing S 49-48 E 50 ft more or less to an iron pin; thence running S 42-00 E 50.88 ft to an iron pin; thence turning S 42-48 W 243.85 ft to an iron pin, the point of beginning.

THIS mortgage is junior in lien and subject to those mortgages as recorded in the RMC Office for Greenville County.

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 RMC Office for Greenville County in Volume 974 at Page 421.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON JUL 29 1983
STAMP TAX \$ 02.69

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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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