

SEP 5 10 19 AM '74

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN

THIS MORTGAGE is made this 3rd day of September, 1974, between the Mortgagor, John Woodfin Grady, III

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 10, 1989

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Hampton Avenue, in the City of Greenville, County of Greenville, State of South Carolina and being more fully described according to the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Hampton Avenue at a point 354 feet west of the northwest corner of Butler Avenue and Hampton Avenue and at the corner of a lot formerly owned by J. G. Landrum and running thence with the lot now or formerly owned by J. G. Landrum, N. 38-02 E. 222 feet to an alley; thence with said alley, N. 39 W. 88 feet to corner of lot now or formerly owned by Hattie S. Moran; thence with line of her lot S. 33-10 W. 230.5 feet to a pin on Hampton Avenue; thence along north side of Hampton Avenue, S. 48-04 E. 74 feet, more or less, to the beginning corner.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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