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R.M.C.

1810-078

Mortgagee's address:
Post Office Box 10148
Greenville, SC 29603

STATE OF SOUTH CAROLINA }
COUNTY OF } MORTGAGE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES BRIAN GRAVES AND SUSAN W. GRAVES

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifteen thousand five hundred and no/100ths ----- (\$ 15,500.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 15th day of June, 19 93; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, 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 said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that certain piece, parcel or lot of land situate on the northwestern side of West Prentiss Avenue and on the northeastern side of Ladson Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 10 Block E on plat of "Property of O.P. Mills" dated May 1914, prepared by H. Olin Jones, recorded in Plat Book C at Page 176 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of West Prentiss Avenue at the joint front corner of Lot No. 8 and Lot No. 10 and running thence with Lot No. 8 N 44-33 W, 180 feet to an iron pin at the joint rear corner of Lot No. 8 and Lot No. 10; thence with an alley, S 45-27 W, 65 feet to an iron pin on Ladson Street; thence with said Street S 44-33 E, 180 feet to an iron pin at the northeastern corner of the intersection of Ladson Street and West Prentiss Avenue; thence with said Avenue, N 45-27 E, 65 feet to the point of BEGINNING.

DERIVATION: Deed of Butler Bowen Mullins and Grier Gower Mullins recorded November 18, 1977 in Deed Book 1068 at Page 672 in the Greenville County RMC Office.

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