

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1588 825

WHEREAS, I, P. BRADLEY MORRAH, JR.

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

(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 Fourteen Thousand, Five Hundred Seventy Five and 80/100 ----- Dollars (\$ 14, 575.80 ) due and payable

in equal monthly installments of \$242.93 each on the 5th day of each and every month commencing January 5, 1975 with final payment due five years from date; payments applied first to interest, balance to principal.

add on with interest thereon from date at the rate of Seven(7%) 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 of his right, title and interest ( the same consisting of an undivided one-half interest) in and to the following:

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 south side of East Coffee Street, in the City of Greenville, South Carolina, upon which is situate a two-story brick building known as the Stokes Building, and, according to a plat of the property of R. R. Stokes & Madge V. Stokes, et al, prepared by Dalton & Neves, Engrs. , in October, 1949, (as revised in August, 1955) recorded in the RMC Office for Greenville County, South Carolina, in Plat Book II, at Page 195, which lot has a depth on the East side of 120 feet, extends 76.15 feet across the rear with a depth of approximately 120 feet on the West side and a front along the South side of Coffee Street of 76.35 feet.

This mortgage shall rank as a lien in priority subject to the following prior mortgages:

- (1) Mortgage of P. Bradley Morrah, Jr. , J. W. Norwood, III, etc. in favor of Madge V. Stokes, et al in the original sum of \$90,000.00 dated August 15, 1955 recorded in the RMC Office in Greenville County, S. C. in Mortgage Book 648 at Page 450, upon which there is due a balance of some \$38,967.61.
- (2) Mortgage of P. Bradley Morrah, Jr. , and John W. Norwood, III in favor of Southern Bank and Trust Company dated February 18, 1974 in the sum of \$25,000.00.
- (3) Mortgage by P. Bradley Morrah, Jr. in favor of John W. Norwood, III covering the undivided one-half interest of P. Bradley Morrah, Jr. , in the sum of \$4,500.00 dated August 14, 1970 recorded in Mortgage Book 1163 at Page 447.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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