

PO B# 637
Greer, S.C. 29651
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1425 PAGE 11

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. D. Grubbs and Louise Grubbs

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

M. L. Lanford

(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

---Thirteen Thousand and no/100ths-----Dollars (\$13,000.00) due and payable in equal monthly installments of \$221.64 each commencing on the first day of April, 1978, and on the first day of each month thereafter until principle and interest are paid in full; with the final installment being due and payable six years from date

with interest thereon from date at the rate of seven 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 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 Greer, having a frontage on the northeasterly side of Trade Street of 31.7 feet and consisting of a lot conveyed to the Grantor by deed of Earline C. Lanford recorded in Deed Book 217 at Page 93 and of an adjoining lot conveyed to the Grantor by deed of William B. Smith, et al., recorded in Deed Book 252 at Page 174.

ALSO, all the right, title and interest of the Grantor in and to any and all party walls as to adjacent properties and easements for ingress and egress as to any streets and alleys adjacent to the subject property.

This property is also subject to any rights of adjoining property owners as a result of any building walls in the nature of a party wall or jointly owned wall.

The subject property consists of all of the second parcel described in the deed to the Grantor from Earline C. Lanford recorded on January 9, 1940, in Deed Book 217 at Page 193; and all of that parcel described in a deed to the Grantor from William B. Smith and Gordon C. Smith, as Executors, recorded on March 29, 1943, in Deed Book 252 at Page 174.

DERIVATION: See deed of M. L. Lanford to J. D. Grubbs and Louise Grubbs to be recorded of even date herewith in the R.M.C. Office for Greenville County, South Carolina.

RECORDED
MAY 20 1978
COUNTY OF GREENVILLE

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Together with all and singular rights, members, hereditaments, 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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