

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Sammy E. Graydon and Elaine K. Graydon,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. D. Graydon

(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 **SIXTEEN THOUSAND TWO HUNDRED and NO/100-----**

Dollars (\$16,200.00) due and payable

\$100.00 beginning September 1, 1966, and a like amount on the first day of each succeeding month until paid in full, payments to be applied first to interest, then to principal,

with interest thereon from date at the rate of **six** 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, State of South Carolina, Austin Township, east of the Town of Simpsonville, and having the following metes and bounds according to a survey and plat made by C. O. Riddle, Surveyor:

BEGINNING at an iron pin on the southeast side of County Road, joint corner of lands of J. D. Graydon, Jr., and running thence along Graydon line N. 61-20 W. 266 feet to a stake; thence N. 0-40 W. 175 feet to a stake; thence thru the center of a spring N. 19-40 W. 911 feet to a stake by poplar; thence N. 87-45 E. 151 feet to an iron pin on Wood line; thence along Wood line S. 50-15 E. 107 feet to an iron pin; thence S. 42-45 E. 140 feet to an iron pin; thence S. 47-45 E. 239 feet to an iron pin; thence S. 20-15 E. 125 feet to an iron pin; thence S. 50-45 E. 279 feet across road to an iron pin; thence along southeast side of Road S. 19-30 W. 563.3 feet to the beginning corner, containing 6.93 acres, more or less, and being the same tract of land conveyed to the Mortgagors herein by deed recorded in the RMC Office for Greenville County in Deed Book 789 at Page 142.

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