

MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX
AND ATTORNEY'S FEES CLAUSES

OLLIE FARNSWORTH
R. M. C.

The State of South Carolina, }

TO

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/We the said John Woodfin Grady, III and George Alexander Grady,
in and by my (our) certain promissory note bearing date the 1st day of July A.D. 1970, stand firmly held
and bound unto the said The Peoples National Bank, or order, in the sum of
Five Thousand Sixty Two & 08/100 Dollars, payable in 48 successive monthly installments, each of
\$105.46 Dollars, except the final installment, which shall be the balance then due, the
first payment commencing on the first day of August, 1970, and on the first day of each month thereafter until
paid, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

Now, Know All Men, That I/We The Said John Woodfin Grady, III and George Alexander Grady,
for and in consideration of the said debt and the sum of money aforesaid and for better securing the payment thereof, and to secure any renewal or extension of said note;
also to secure any other present or future indebtedness or liability of grantor to grantee or to subsequent holders of said note, including any
sums paid by grantee or its assigns for the purpose of obtaining the discharge in whole or in part of any taxes or contractual or statutory liens
or other encumbrances against said described property and also in consideration of value received at and before the sealing and delivery of these
presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell
and release unto The Peoples National Bank, its successors and assigns the following-described
property to wit:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville,
County of Greenville, State of South Carolina, on the North side of Hampton Avenue, and
having the following courses and distances, to-wit: Beginning at an iron pin on the North
side of Hampton Avenue, at a point 354 feet west of the northwest intersection of Butler Ave
and Hampton Ave., and at the corner of lot formerly owned by J. G. Landrum, and
running thence with 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 pin on Hampton Ave;
thence along the North side of Hampton Ave. S. 48-04 E. 74 feet, more or less, to the
beginning corner and being the lot upon which the original mortgagor, Malinda P. Landrum,
lived.

This is the same lot conveyed to Elva Brooks Landrum Grady, by deed recorded in RMC
Office, Greenville County in Deed Book 412, on Page 267.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise
incident or appertaining.

To Have and to Hold all and singular, the said Premises unto the said The Peoples National Bank
its successors, Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and
Administrators, to warrant and forever defend all and singular the said Premises unto the said The Peoples National Bank
its successors, Heirs and Assigns, from and against us and our
Heirs, Executors, Administrators and Assigns and all persons lawfully
claiming, or to claim the same, or any part thereof.

And it is agreed by and between the said parties that in case of default in any of the payment of interest or principal or of the taxes or
insurance premiums as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And it is Further Agreed, by and between the said parties, that the said
Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by
fire, and assign the Policy of Insurance to the said
and in case that or shall, at any time, neglect or fail to do so, then the said

may cause the same to be insured in
their name, and reimburse themselves for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate
of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

And it is Further Agreed and Covenanted, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor
Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and
payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee, its Executors, Administrators or Assigns, may pay said taxes,
together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the
amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I/We the
do and shall well and truly pay, or cause to be paid, unto the said
the said debt or sum of money
aforesaid, with the interest thereon, if any shall be due, according to the true and meaning of the said note and all sums of money provided to be
paid by the Mortgagor Heirs, Executors, Administrators or Assigns, together with the interest thereon,
if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine and be utterly null and
void; otherwise it shall remain in full force and virtue.

And it is Agreed, by and between the said parties, that heirs and
assigns are to hold and enjoy the said Premises until default of payment shall be made.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 575

SATISFIED AND CANCELLED OF RECORD
4 Aug 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:11 O'CLOCK P. M. NO. 3653