

MORTGAGE OF REAL ESTATE -
GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 19 12 47 PM '77 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN W. GRADY, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto DESMINE B. LUTHI

(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

Two Thousand and No/100-----Dollars (\$ 2,000.00---) due and payable five (5) months from date hereof with the privilege of anticipating any or all of the balance due at any time.

with interest thereon from date hereof at the rate of nine (9%) per centum per annum, to be paid: annually

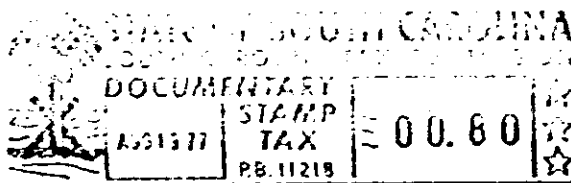
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville, on the northeastern side of Hampton Avenue, being shown and designated as Lot No. 20 in Block 1 on Sheet 18 of the Greenville County Tax Maps and being a portion of property owned by Loula McBee Briggs, William A. Briggs and Henry Briggs, and being more particularly described on plat of property of John W. Grady, III made by Ethan C. Allen, Engineer, on June 16, 1973 as follows:

BEGINNING at an iron pin on the Northeasterly side of Hampton Avenue at the corner of property now or formerly of A. G. Jester and running thence along Hampton Avenue N 47-32 W 54 feet to a concrete monument; thence N 42-48 E 243.85 feet to an iron pin; thence S 42-00 E 53.50 ft. to an iron pin; thence along Jester property S 42-38 W 238.69 ft. to an iron pin; the point of beginning.

THIS is a portion of the property conveyed by deed of Elva L. Grady to the Mortgagor by deed dated May 8, 1973 and recorded in Deeds Vol. 974 at Page 421 and by deed from William Lewis Cleveland to the Mortgagor dated April 30, 1973 and recorded in Deeds Vol. 974 at Page 424.



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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 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 whatsoever lawfully claiming the same or any part thereof.

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