, DONNIE S. TANKERSLEY

The State of South Carolina,

TO

COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK GRADY

Send Greeting:

WHEREAS I/We the said Mortgagor

in and by my (our) certain promissory note bearing date the 11th

day of August

A.D., 19 77, stand firmly held

and bound unto the said FIRST-CITIZENS BANK AND TRUST COMPANY OF SOUTH CAROLINA or order, in the sum of Six Thousand Eight Hundred Forty-one Dollars, payable in successive monthly installments, each of & 20/100

, Dollars, except the final installment, which shall be the balance then due, the One Hundred Fourteen and 02/100 first payment commencing on the 1/1/1/1/ Tenth Day of September, 1977, 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 Mortgagor

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 First-Citizens Bank & Trust Company of S.C. its successors and assigns the following described property to wit: property to wit:

All thatn lot of land in the city of Greenville with improvements thereon known as 106 Vintage Avenue. Lying on the North East side and being 68 feet x 160 feet.

This is the same property conveyed to mortgagor by deeds of Margaret Turpin and Jean C. Whitley May 26, 1971 and recorded in R M C office for Greenville County in Deed Book 916, Page 234

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 First-Citizens Bank & Trust Company of S.C. its successors, Heirs and Assigns forever.

And said bank do hereby bind Jack Grady, the Mortgagor and his Administrators, to warrant and forever defend all and singular the said Premises unto the said Fire Heirs, Executors and First-Citizens Bank & Trust its successors, Heirs and Assigns, from and against Company of South Carolina, Heirs, Executors, Administrators and Assigns and all persons lawfully Jack Grady and his 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 Jack Grady and his 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 First-Citizens Bank & Trust Company of South Carolina and in case that Jack Grady or his heirs shall, at any time, neglect or fail to do so, then the said First-Citizens Bank & Trust Company of South Carolina 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 and his 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 First-Citizens Bank and Trust Company of South Carolina 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

Heirs, Executors, Administrators or Assigns, together with the interest thereon, paid by the Mortgagor Jack Grady or his 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 roid; otherwise it shall remain in full force and virtue.

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