

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

1979

SLEY

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jennings L. Graves, Jr. and

Jean B. Graves (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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

Twenty-five Thousand and no/100 ----- DOLLARS (\$ 25,000.00 ), with interest thereon from date at the rate of 11.75 per centum per annum, said principal and interest to be repaid: In monthly installments of Two Hundred Ninety-six and 15/100 (\$296.15) Dollars beginning on December 5th, 1979 and continuing on the 5th day of each month, until paid in full.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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,

Tract No. 1: 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, in Cleveland Township, at or near Caesar's Head, and having according to a plat entitled "Property of Craig M. Bennett", prepared by J. D. Calmes, Reg. Surveyor, dated August 18, 1954, as revised November 14, 1956, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG at Page 56B, the following metes and bounds, to-wit: BEGINNING at an iron pin 41.0 feet northwest of an unnamed drive at the joint corner of Lot No. 5 and an area identified on said plat as Parking Area; thence due North 60.0 feet to an iron pin; thence N. 23-59 E. 60.0 feet to an iron pin; thence S. 72-50 E. 196.5 feet to an iron pin; thence S. 32-26 W. 90.0 feet to old iron pin, at the corner of Lot No. 4; thence N. 83-20 W. 164.9 feet to point of beginning.

ALSO: The right to use jointly with adjoining property for parking purposes only that certain tract abutting the northwest side of said lot and identified on said plat as Parking Area.

ALSO: The right to use without charge such septic tank or tanks lying in or near this as may be maintained by the Caesar's Head Company, Inc. for its own use. In the event that the Caesar's Head Company, Inc. discontinues said maintenance, then the property holders may continue to use and maintain the said tank or tanks.

This conveyance is made, however, subject to the following restrictions which are deemed covenants running with the land: (1) This property may be used for residential purposes only and no building other than a one-  
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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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