

GREENVILLE CO. S. C.

FEB 8 12 58 PM '77

STATE OF SOUTH CAROLINA } S. TANKERILEY
COUNTY OF GREENVILLE } R.H.D.

Bankers Trust Plaza
Box PP-54
Greenville, S.C. 29601

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1407-140

WHEREAS, Willie James Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County Redevelopment Authority

(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 **Fourteen Thousand Five Hundred Forty-Two and 62/100** Dollars (\$14,542.62) due and payable in 180 monthly installments of One Hundred Seventeen and 44/100 (\$117.44) Dollars commencing January 15, 1979

with interest thereon from January 15, 1979 at the rate of 3% 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,

ALL that piece, parcel or lot of land situate on the northern side of Beard Street in the County of Greenville, State of South Carolina, being shown on plat of said property and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the northwestern corner and running along Marie Street S.29-15 E. 60 feet to a point; thence S.65-36 W. 152.7 feet to a point; thence N. 29-46 W. 60 feet to a point; thence N.65-35 E. 153.3 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagor herein named by way of a deed of even date to be recorded herewith. Grantor, Willie Green.

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 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.

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