

MORTGAGE OF REAL ESTATE -

#109-5-10

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JUL 16 PM '80
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DON W. WILKINSON
SHERIFF

MORTGAGE OF REAL ESTATE BOOK 1504 PAGE 943

WHEREAS, Bobby Tipton and Mary Tipton

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County
Re development 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 Six Thousand Two Hundred Six and no/100-----
Dollars (\$ 6,206.00) due and payable
in 180 consecutive monthly installments of Forty-Two and 88/100 (\$42.88)
Dollars, due and payable the 15th of each month, commencing July 15, 1980,

with interest thereon from said date 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 here by 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 lot of land in Greenville County, South Carolina, being shown as Lot 20 on plat of J. P. Stevens & Co., Section 6, recorded in Plat Book S at pages 173-177 in the RMC Office for Greenville County, and fronting on Henry Street.

This being the same property conveyed to the mortgagors by deed from W. T. McIntyre, as recorded in the RMC Office for Greenville County in Deed Book 932 at Page 444 on December 28, 1971.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

Greenville County Redevelopment Authority
Bankers Trust Plaza, Box PP-54
Greenville, South Carolina 29601

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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 whomsoever lawfully claiming the same or any part thereof.

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