

FILED
GREENVILLE CO. S.C.

Block Book # 234-3-6 1106 1181

MAY 17 10 58 AM '79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. S. Sims

(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 Twelve Thousand and no/100-----

----- Dollars (\$12,000.00) due and payable
in 180 consecutive monthly installments of Seventy-One and 88/100 (\$71.88)
Dollars, commencing June 15, 1979,

with interest thereon from June 15, 1979 at the rate of 1% 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

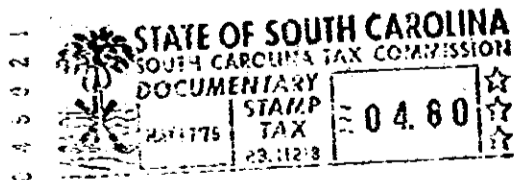
ALL that piece, parcel or lot of land with the improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 4 on Plat of Property of Louise Johnson, said plat made by W. R. Williams, Jr., Surveyor, April 23, 1979, to be recorded in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 3 and 4 as shown by the plat and running along Melrose Avenue NO-57-30 W. 42.1 feet to an iron pin; thence N.89-26 E. 66.5 feet to an old iron beam; thence S.13-45 E. 43.5 feet to an iron pin; thence S.89-37 W. 76.14 feet to the point of beginning.

This property is subject to five (5) feet drainage and utilities easement along each side and the real lot line and is also subject to any and all easements and/or rights of way in or along the way of Melrose Avenue, which may have been granted expressly or implied.

This being the same property conveyed to the mortgagor, T. S. Sims by deed from Louise Johnson of even date to be recorded herewith; and being a part of the property conveyed to Louise Johnson by deed from J. F. Welborn and J. F. Welborn, Jr. recorded in the R.M.C. Office for Greenville County in Deed Book 724 at Page 259 on June 4, 1963.

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



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.

41
0.00

4328 RV-2