

The city assumes all stamps and recording fees.

HED FORM 625
(S.C.) 10/27/71

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1485 293

MORTGAGE OF REAL ESTATE

State of South Carolina
County of

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This Mortgage made on or as of the 25 day of September 19 79 between
Ward S. Stone (hereinafter called "Mortgagor") residing at
402 Brookwood Drive in the City of Greenville
County of Greenville the State of South Carolina and the United States of America,
(hereinafter called "Mortgagee") acting by and through the Department of Housing and Urban Development having a
Regional Office at Room 645 Peachtree Seventh Building in the City of Atlanta, County of Fulton and State of
Georgia. TWO HUNDRED FORTY EIGHT THOUSAND SEVEN HUNDREDFIFTY

WITNESSETH that to secure the payment of an indebtedness in the principal amount of
Dollars (\$248,750.00) with interest thereon, which shall be payable in accordance with a certain note, bond or
other obligation (which note, bond or obligation is hereinafter called "Note"), bearing even date herewith, a true and
correct copy of which, exclusive of the signature of the Mortgagor, marked "Schedule A", is annexed hereto and made a
part hereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the pro-
visions of the Note and this Mortgage, the within written Mortgage is given.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for
the better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars
(\$3) 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 said Mortgagee, its successors and assigns, the following de-
scribed real estate, to wit:

ALL that certain peice, parcel or lot of land situate, lying and being in the
State of South Carolina, in the City and County of Greenville, which is the
western portion of the property shown on an original survey by Piedmont En-
gineering Service, dated August 1950 and which is described more particularly
according to a more recent survey entitled "Property of S&M Realty Co." by
Jones Engineering Service, dated June 27, 1966, as follows:

BEGINNING at an iron pin on the eastern side of North Leach Street at the inter-
section of North Leach Street and a 20-foot alley and running thence N. 19-04
E. 157 feet to an iron pin on Academy Street; thence along Academy Street,
N. 63-13 E. 26.2 feet to an iron pin; thence continuing along Academy Street,
N. 82-06 E. 53.8 feet to an iron pin; thence S. 77-40 E. 21.5 feet to an
iron pin; thence S. 70-51 E. 113 feet to an iron pin; thence S. 19-04 W.
202 feet to an iron pin on the northern side of the above-mentioned 20-foot
alley; thence N. 70-51 W. 201 feet to an iron pin, the point of beginning.

THIS property is known and designated as Block Book No. 78-6-4.

THIS is the same property conveyed to Ward S. Stone from Sitton Real Estate
Co., Inc. recorded in Deed Book 871 page 629, July 15, 1969.

TOGETHER with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or
in any wise appertaining thereto, all buildings and other structures now or hereafter thereon erected or installed, and
all fixtures and articles of personal property now or hereafter attached to, or used in, or in the operation of, any such
land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for
the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing,
bathroom, lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and
fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such
land, buildings or structures in any manner.

TOGETHER with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any
part thereof (including any easement), by the exercise of the power of eminent domain, including any award for
change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a
part of the property mortgaged hereby, and the Mortgagee is hereby authorized to collect and receive the proceeds of
such awards, to give proper receipts and acquittances therefor, and to apply the same toward the payment of indebted-
ness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not then be due and pay-
able, and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other
instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any
encumbrances of any kind or nature whatsoever, and

TOGETHER with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front
of and adjoining the above described land (all the above described land, buildings, other structures, fixtures, articles
of personal property, awards and other rights and interests being hereinafter collectively called the "mortgaged
property")

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and
assigns forever for the purposes and uses herein set forth

AND the Mortgagor further covenants and agrees with the Mortgagee, as follows

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